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JAN 19 1979

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE REGULAR MEETING
THURSDAY
JANUARY 4, 1979
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.
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PRESENT: Commissioners Bierman, Dearman, Miller, Nakashima, Rosenblatt, Starbuck, Wentz.

Approval of Minutes

Minutes of the Regular Meeting of October 20 and December 22, 1977,
APPROVED WITH CORRECTIONS

Vote: 7-0

1:30 P.M.

1. Current Matters

A. Director's Report

B. Commissioners' Questions and Matters

- a. Staff Report on Plans and Policies Related to Transportation Improvements in the Golden Gate Corridor.

NO ACTION TAKEN

- b. Consideration of a Resolution Reaffirming Policies of the Transportation Element of the Comprehensive Plan which Give Priority to Public Transit First in the Golden Gate Corridor and which Call for no Increase in the Vehicular Capacity of Bridges, Highways and Freeways in the Golden Gate Corridor.

APPROVED

RESOLUTION NO. 8139

Vote: 7-0

Commissioner Starbuck made the following requests:

1. That staff provide the Commission with a copy of the Capital Improvements Budget.
2. That staff determine if there is money, in the Capital Improvements Budget, for emergency services.
3. With respect to future Conditional Use applications for public and private buildings, that consideration be given to requiring secured bicycle storage.

2:00 P.M.

2. LM.78 - Consideration of the Holbrook Building, 50-68 Sutter Street; Lot 4 in Assessor's Block 289, for Designation of Building and Site as a Landmark.

APPROVED

RESOLUTION NO. 8140

Vote: 4-3

(Voting yes: Commissioners Bierman, Dearman, Rosenblatt, Starbuck; Voting no: Commissioners Miller, Nakashima, Wentz.)

3. LM.78 Consideration of the Anglo and London Paris National Bank, One Sansome Street; Lot 3 in Assessor's Block 289, for Designation of Building and Site as a Landmark.
APPROVED RESOLUTION NO. 8141 Vote 7-0

3:00 P.M.

4. CU78.66 - Planned Unit Development (Levi's Plaza Project) Consisting of Approximately 856,000 Square Feet of Office and Commercial Space in Five Buildings, 370 Dwelling Units, 1,175 Off-Street Parking Spaces in Three Garages, and 120-170,000 Square Feet of Landscaped Yard Requirements, Exceeding Bulk Provisions of the 84-E Height and Bulk District, with an Area Exceeding 3 Acres in the Northern Waterfront Special Use District No. 3, in a C-2 (Community Business) District. Area Generally Bounded by The Embarcadero, Front, Union, Sansome, Greenwich, Montgomery, Lombard, Winthrop, Chestnut, Montgomery, Lombard, Sansome, Greenwich and thence The Embarcadero, in Assessor's Blocks 60, 80, 83, 84, 85, 107 and 108; Lots 1-3 in Assessor's Block 85 and Lot 1 in Assessor's Block 60.
(Continued from the Meeting of December 14, 1978.)
APPROVED WITH CONDITIONS RESOLUTION NO. 8142 Vote: 7-0
5. CA78.30 - Certificate of Appropriateness at 1101 Battery Street, Northwest Corner at Union Street (Cargo West Building); Lot 6 in Assessor's Block 107, for Exterior Alterations to Designated Landmark.
(Continued from the Meeting of December 14, 1978.)
APPROVED WITH CONDITIONS RESOLUTION NO. 8143 Vote: 7-0
6. CA78.31 - Certificate of Appropriateness at 1265 Battery Street, Southwest Corner at Greenwich Street (Italian Swiss Colony Building); Portion of Lot 1 in Assessor's Block 84, for Exterior Alterations to Designated Landmark.
APPROVED WITH CONDITIONS RESOLUTION No. 8144 Vote: 7-0
7. RS78.75 - Joint Public Hearing with the Department of Public Works on Tentative Map of Condominium Subdivision of Approximately 201-Units. Property Bounded by Sansome, Greenwich, Montgomery and Lombard Streets; Assessor's Block 80.
(Continued from the Meeting of December 14, 1978.)
APPROVED WITH CONDITIONS RESOLUTION No. 8145 Vote: 7-0
8. RS78.76 - Joint Public Hearing with the Department of Public Works on Tentative Map for Condominium Subdivision of Approximately 169-Units. Property Bounded by Montgomery, Lombard, Winthrop and Chestnut Streets; Assessor's Block 60.
(Continued from the Meeting of December 14, 1978.)
APPROVED WITH CONDITIONS RESOLUTION No. 8146 Vote: 7-0

JANUARY 4, 1979

9. R78.22 - Closing to Vehicular Traffic of Filbert Street Between the Embarcadero and Sansome Street.
(Continued from the Meeting of December 14, 1978.)
Passed Motion to Authorize the Director to report that the MASTER IS IN CONFORMITY with MASTER PLAN.

Vote: 7-0

4:00 P.M.

10. ZM78.13 - Reclassification of Property Bounded by Market, Fourth, Townsend and Third Streets; all of Assessor's Blocks 3706, 3723, 3734, 3751, 3762, 3776 and 3787; from a C-3-S (Downtown Support), C-3-R (Downtown Retail), P (Public), RC-2 (Residential-Commercial Combined, Moderate Density), M-1 (Light Industrial) and M-2 (Heavy Industrial) District to an RH-3 (House, Three-Family) District.
CONTINUED TO JANUARY 18, 1979

Vote: 7-0

11. ZM78.10 - Reclassification of Property North of 300 Santa Rosa Avenue with Frontage also on Pilgrim Avenue; Lots 23, 24 and 26 in Assessor's Block 6793 from a P(Public) District to an RH-1 (House, One-Family) District.
APPROVED RESOLUTION NO. 8147

Vote: 6-0

Absent: Commissioner Wentz

4:30 P.M.

12. EE78.327 - Appeal of Negative Declaration for a Condominium Subdivision on Burnett Terrace, Assessor's Block 2718A.
NOT CONSIDERED as erroneously Calendared for January 4 instead of January 11, 1979.)

5:00 P.M.

13. EE78.274 - Appeal of Negative Declaration on the Elsie Street Widening, 100 Block of Elsie Street, Southwest of Esmeralda Avenue to Virginia Street; Between Assessor's Blocks 5618 and 5619.

Note: This item is Calendared only for the purpose of continuation to a later date; staff will recommend that the matter be continued to February 8, 1979.

CONTINUED TO JANUARY 18, 1979

Vote: 7-0

14. DR78.83 - Consideration of Discretionary Review of Building Permit Application No. 7800369 to Construct a Single-Family Dwelling at 3595 Folsom Street; Assessor's Block 5627, Lot 23.

Passed Motion to take DISCRETIONARY REVIEW Vote: 6-0

Absent: Commissioner Wentz

15. DR78.83 - Discretionary Review of Building Permit Application No. 7800369 to Construct a Single-Family Dwelling at 3595 Folsom Street; Assessor's Block 5627, Lot 23.
APPROVED RESOLUTION NO. 8148 Vote: 4-2
(Voting yes: Commissioners Miller, Nakashima, Rosenblatt, Starbuck; Voting no: Commissioners Bierman, Dearman; Absent: Commissioner Wentz.)

Commissioner Bierman moved that the Commission adopt a policy of Discretionary Review on South side of Bernal Heights between the Elsie Street and Mullen-Holladay Streets Policy Areas. Further, she moved that residents of the area be notified of this policy, that builders or developers of the area be required to submit, with building permit applications, information on available services including fire vehicle access, sewage and water and the staff explore means by which a development study of the area could be undertaken. The motion was seconded by Commissioner Nakashima and passed unanimously.
(Absent: Commissioner Wentz)

Adjourned at 2:45 a.m.

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SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY AND MINUTES
OF THE
REGULAR MEETING
HELD
THURSDAY, JANUARY 11, 1979
ROOM 282, CITY HALL
1:00 P.M.

DOCUMENT START.
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PUBLIC LIBRARY

The City Planning Commission met pursuant to notice on Thursday, January 11, 1979, at 1:00 p.m. in Room 282, City Hall.

PRESENT: Toby Rosenblatt, President; Ina F. Dearman, Vice-President; Susan J. Bierman, Thomas Miller, Yoshio Nakashima, Charles Starbuck and John Wentz, members of the City Planning Commission.

ABSENT: None.

The staff of the Department of City Planning was represented by Rai Okamoto, Director of Planning; George Williams, Assistant Director of Plans and Programs; Robert Passmore, Planner V (Zoning); Wayne Rieke, Planner IV; Dick Gamble, Planner IV; Barbara Sahm, Assistant Environmental Review Officer; Charles Gill, City Planning Coordinator; Calvin Malone, Planner IV; Sandra Malandra, Planner II; Al McCary, Assistant to the Director; and Lee Woods, Secretary.

Gerald Adams represented the San Francisco Examiner. Dan Borsuk represented the San Francisco Progress. Marshall Kilduff represented the San Francisco Chronicle.

Approval of Minutes of the Special Meeting of January 19, 1978.

Because the Commission had not had time to review the minutes, Commissioner Bierman moved that consideration of the minutes be continued to January 18, 1979. The motion was seconded by Commissioner Starbuck and passed unanimously. (Absent: Commissioners Nakashima, Rosenblatt.)

CURRENT MATTERS

Staff Presentation on the Proposed Exansion of St. Joseph's Hospital.

Acting Director of Planning, George Williams, introduced Wayne Rieke, Planner IV.

Mr. Rieke introduced a memorandum from R. Spencer Steele, Zoning Administrator. Mr Steele said that on December 28, 1978, it was reported to the City Planning Commission that Building Permit Application No. 7811058 to construct two additions plus a parking deck at St. Joseph's Hospital was under review in the Department of City Planning. It was also reported that the staff had requested additional information in order to be sure that the work would comply with City Planning Commission Resolution No. 7432 which

SUMMARY AND MINUTES OF THE REGULAR MEETING

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authorized the remodeling, but that this additional information had not yet been supplied. After a brief discussion, the Commission, by a vote of 6-1, requested the staff to make a more complete report on January 11, 1979, discussing the issues involved in this permit application.

On Thursday, January 4, 1979, the additional information requested by the staff was supplied in a meeting in the Zoning Administrator's office and the information was confirmed by a letter dated January 5, 1979. A copy of that letter is attached along with a copy of the earlier Planning Commission Resolution. On the basis of this additional information, the staff is prepared to approve the building permit application.

Mr. Rieke said that the staff had had some concern about the phasing aspect of the project. The staff, he said, had some question about the sufficiency of guarantees that the proposed sixth-floor removal would be completed.

Responding to Commissioner Starbuck, Thomas Hsieh, the project architect, said that the phasing provision and the rooftops design was presented to and approved by the previous Commission.

Responding to Commissioner Dearman, Mr. Rieke said that the Commission could either agree with Mr. Steele, or it could ask the Hospital additional questions.

J. J. Brandlin, representing the Hospital, said that the Hospital had made flat commitments in writing to remove the sixth floor. Also, he said that the Hospital agreed to consult with the Department on the color and texture of the proposed rooftop.

Responding to Commissioner Bierman's question about the ultimate disposition of the sixth floor, Mr. Brandlin said that the Hospital was sound financially and that there were operational funds to cover rooftop removal. He said that bonding, for other aspects of the expansion, was based on approval by the previous Commission. We knew, he said, only five days ago of your desire for plans.

Responding to Commissioner Starbuck, Mr. Brandlin said that the Hospital would have no problem with an informational presentation on final plans.

Marilyn Smulyan, representing the Haight-Ashbury Neighborhood Council, said that it was curious that there were plans for everything but Phase III, rooftop removal.

SUMMARY AND MINUTES OF THE REGULAR MEETING

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Commissioner Miller said the Commission had no authority without evidence that conditions were not being met. Resolution of almost everything which comes before the Commission, he said, requires some assumption of good faith.

Commissioner Bierman said that she had heard nothing to reassure her that the sixth floor would be removed.

W. Howard Wortman was presented and represented the Hospital.

Commissioner Bierman moved and later withdrew her motion for a thorough hearing on the Hospital's plans.

Commissioner Starbuck moved that the Commission hear an informational presentation on the final plans. The motion was seconded by Commissioner Miller and passed unanimously. (Absent: Nakashima, Rosenblatt.)

Acting-President Dearman suggested and the Commission agreed to take Items No. 2 and No. 3 before Item No. 4.

PUBLIC HEARING ON A PROPOSED AMENDMENT TO THE RECREATION AND OPEN SPACE ELEMENT OF THE MASTER PLAN OF THE CITY AND COUNTY OF SAN FRANCISCO. THIS PROPOSED AMENDMENT WOULD MODIFY THE CATEGORY "PROPOSED RECREATION AND PUBLIC OPEN SPACE" AS SHOWN ON THE MAP ON PAGE 15 ENTITLED "CITY-WIDE RECREATION AND OPEN SPACE PLAN".

George Williams, Acting Director of Planning, indicated that Richard Gamble, Planner IV, was representing the Department of City Planning.

Commissioner Starbuck indicated that the Open Space Committee, the Recreation and Park Department and the Recreation and Park Commission had requested that this matter be continued indefinitely. Further, he said that there had been a great deal of correspondence related to the rock-outcropping near 14th and Ortega Streets. I would move, he said, that this matter be continued indefinitely but that we calendar an informational presentation for next week on the rock out-cropping. The motion was seconded by Commissioner Bierman.

Hartley Fleishman, representing the owner of the out-cropping property, requested that his client be given notice of any further consideration of the rock-outcropping.

The motion passed unanimously. (Absent: Commissioners Nakashima, Rosenblatt.)

PUBLIC HEARING ON PROPOSED WORK PROGRAM AND BUDGET FOR THE DEPARTMENT OF CITY PLANNING FOR FISCAL YEAR 1979-80.

At this time, Commissioner Bierman left the hearing.

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Noting that the Director of Planning and several Commissioners were absent, Commissioner Wentz moved that this matter be continued at the call of the Director. The motion was seconded by Commissioner Miller and passed unanimously. (Absent: Commissioners Bierman, Nakashima, Rosenblatt.)

EE78.327 - APPEAL OF NEGATIVE DECLARATION FOR A CONDOMINIUM SUBDIVISION
ON BURNETT TERRACE, ASSESSOR'S BLOCK 2718A.
(CONTINUED FROM THE MEETING OF DECEMBER 7, 1978.)

Sandra Malandra, Planner II, summarized the preliminary Negative Declaration. The Appellant, she said, is the Twin Peaks Improvement Association (TPIA).

Ramona Allbright represented Gary Faldesee, President of TPIA. Ms. Allbright said that there was too much development on the hill and that Twin Peaks needed an Environmental Impact Report. In terms of the proposal, she said, there are questions of traffic congestion and safety and emergency vehicle access.

Barbara Sharenstein, an owner of Lot No. 2718A, site of the proposed development, said that neighborhood quality had been fully considered as the project was conceived. Our proposal calls for four (4) less units than we are allowed under the code.

Ms. Sharenstein said that an independent traffic study had been commissioned, and that a landscape architect, a geological engineer and a naturalist had been retained for technical assistance.

Don Hilderbrand, a geological engineer representing the developer, said that he had prepared a report on the site. He said that he had recommendations for a foundation, that drainage would not be an especially difficult problem and that the proposal seemed appropriate.

Bill Pasholinski, the project architect, said that no views from existing buildings would be interrupted.

At this time, Commissioner Dearman left the hearing.

Robert Nielson, an area resident, said that the project was beautiful and that he favored it.

Robert Passmore, Planner V (Zoning), said that the proposal would return to the Commission for a Conditional Use hearing and that for this reason the staff recommendation was for denial of the appeal.

Commissioner Miller moved the staff recommendation for denial of the appeal. The motion was seconded by Commissioner Nakashima and passed unanimously as City Planning Commission Resolution No. 8194.
(Absent: Commissioner Dearman.)

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Having joined the hearing with Commissioners Nakashima and Rosenblatt, Rai Y. Okamoto, Director of Planning, indicated that the Controller's Office was requiring the submission, by January 15, 1979, of preliminary budget information. For this reason, he said, I would like to reopen the Department's Budget Hearing.

He said that the information required by the Controller's Office was contained in a sheet, entitled "Base Budget 1979-80", which Cal Malone, Planner IV, had provided to the Commission. What we require of you, the Director said, is adoption of gross figures representing a base budget for fiscal year 1979-80 of 83% of last years budget. This, he said, equals \$1,102,821. Successive add-ons, which would be approved by the Mayor's Office, would be an additional five, four or three percent, equalling respectively \$1,167,124 (88%), \$1,218,566 (92%), or \$1,257,148 (95%).

Commissioner Wentz asked if, in the context of these gross figures, the staff would return for Commission adoption of a work program. The Director said yes.

Responding to Commissioner Wentz, Robert Passmore, Planner V (Zoning), said that proposed fee schedules approved by the Commission had been referred to the City Attorney's Office for consideration in the context of amending the various codes which would be effected.

Commissioner Wentz moved adoption of the Department's Base Budget for Fiscal Year 1979-80. The motion was seconded by Commissioner Miller and passed unanimously. (Absent: Commissioner Dearman.)

DR78.79 - DISCRETIONARY REVIEW OF THE PROPOSED NEIMAN-MARCUS DEPARTMENT STORE, GEARY AND STOCKTON STREETS, SOUTHWEST CORNER; LOTS 14 AND 15 IN ASSESSOR'S BLOCK 313.
PROPOSAL TO CONSTRUCT A RETAIL STORE WITH FOUR FLOORS ABOVE GRADE AND ONE FLOOR BELOW GRADE, APPROXIMATELY 175,000 SQUARE FEET OF AREA INCORPORATING THE ROTUNDA AND DOME OF THE CITY OF PARIS BUILDING, AFTER DEMOLITION OF THE REMAINDER OF THE CITY OF PARIS BUILDING AND OF THE 133-157 GEARY STREET BUILDING.
(CONTINUED FROM THE MEETING OF DECEMBER 21, 1978.)

The following persons spoke on the Neiman-Marcus proposal:

1. Winchell Haywood, a San Francisco resident favoring retention of the City of Paris Building.
2. Joe Weiner, a San Francisco resident and developer favoring retention of the City of Paris Building.
3. Bruce Judd, Historic Preservation Officer of the Northern California Chapter of the American Institute of Architects, spoke in favor of retaining the City of Paris Building.

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4. John Sanger, a San Francisco resident favoring retention of the City of Paris Building, introduced a letter from John F. Henning, Jr. who favored retention of the City of Paris Building.
5. Frankie Rhodes favored retention of City of Paris Building.
6. Charles Lamb, representing the Culinary Worker's Union which favors retention of the City of Paris Building.
7. Randolph Delehauty, Urban Historian, favored retention of the City of Paris Building.
8. Richard Register, a Berkeley resident, favored retention of the City of Paris Building.
9. Mary Cox, a San Francisco resident, favored the retention of the City of Paris Building.
10. Walter Johnson, Department Store Employee's Union Official, favored retention of the City of Paris Building.
11. Evelyn Aleshin, former employee of City of Paris, favored retention of the City of Paris Building.
12. Charlotte Maech, Citizen's Committee to Save the City of Paris, favored the retention of the City of Paris Building.
13. Robert Sherman, Bay Area resident, favored the retention of the City of Paris Building.
14. Edward Reidy, a San Francisco resident and proponent of Neiman-Marcus.
15. Richard McRee, an architect, favoring the retention of the City of Paris Building.
16. Joseph McInerney, a San Francisco resident favoring the retention of the City of Paris Building.
17. Ken McDonald, a carpenter favoring retention of the City of Paris Building.
18. Terry Covent, a San Francisco resident, urged retention of the City of Paris Building.
19. John Bechan, a San Francisco resident, urged retention of the City of Paris Building.

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20. D. Fromm, a San Francisco resident favoring retention of the City of Paris Building.
21. Carolyn Meyer urged preservation of the City of Paris Building.
22. Thomas Aidala urged that the City of Paris Building be redesigned and preserved.
23. Michael Corbett urged preservation of the City of Paris Building.
24. Michael Levin urged preservation of the City of Paris Building.
25. Charles Page urged preservation of the City of Paris Building.
26. Alex Wong, a San Francisco resident, urged that alternatives be considered.
27. Edward Belshi urged preservation of the City of Paris Building.
28. Pat Carey said that the interior of the City of Paris Building is beautiful.
29. Bradford Paul urged retention of the City of Paris Building.
30. Anne Bloomfield urged preservation of the City of Paris Building.
31. Mary Conway asked why are we constantly destroying the past.
32. G. B. Platt, President of the Landmarks Preservation Advisory Board, said that there were no overriding social or economic considerations and that the building had to be saved.
33. Patrick McGrew, member of the Landmarks Preservation Advisory Board, said that there would be requests to designate the City of Paris Building.
34. Willie Brown, an attorney, represented Neiman-Marcus.
35. Richard Marcus, the project sponsor.

At the conclusion of public testimony, Rai Y. Okamoto, Director of City Planning, said that the staff recommendation was for approval with conditions.

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Commissioner Boas moved approval of the staff recommendation. The motion was seconded by Commissioner Nakashima and passed by a vote of 4-2 as City Planning Commission Resolution No. 8150. (Voting yes: Commissioners Boas, Nakashima, Rosenblatt, Wentz; Voting no: Commissioner Bierman, Starbuck; Absent: Commissioner Dearman.)

Note: A certified court reporter was present. A transcript was made. An official copy is available, for reference purposes, in the files of the Department of City Planning.

The meeting adjourned at 8:30 p.m.

Respectfully submitted,

Lee Woods, Jr.
Secretary

— SAN FRANCISCO
CITY PLANNING COMMISSION
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ROOM 282, CITY HALL
1:00 P.M.

DOCUMENTS DEPT.

JAN 19 1980

SAN FRANCISCO
CITY PLANNING COMMISSION

The City Planning Commission met pursuant to notice on Thursday, January 18, 1979, at 1:00 p.m. in Room 282, City Hall.

PRESENT: Toby Rosenblatt, President; Ina F. Dearman, Vice-President, Susan J. Bierman, Thomas Miller, Yoshio Nakashima, Charles Starbuck and John Wentz, members of the City Planning Commission.

ABSENT: None

The staff of the Department of City Planning was represented by George Williams, Acting-Director of Planning; Robert Passmore, Planner V (Zoning); Dick Gamble, Planner IV; Alec Bash, City Planning Coordinator; Nat Taylor, Planner III; Jim Miller, Planner II; Lee Woods, Secretary.

Gerald Adams represented the San Francisco Examiner. Dan Forsuk represented the San Francisco Progress. Marshall Kilduff represented the San Francisco Chronicle.

APPROVAL OF MINUTES

Commissioner Dearman moved for approval of the minutes of the Special Meeting of January 19, 1978, and the Regular Meeting of November 9, 1978. The motion was seconded by Commissioner Nakashima and passed unanimously.

CURRENT MATTERS

Election of Officers

As provided in the Rules and Regulations of the City Planning Commission, the President and Vice-President of the Commission "shall be elected at the first Regular Meeting of the Commission held on or after the 15th day of January of each year; or at a subsequent meeting, the date of which shall be fixed by the Commission at the first Regular Meeting on or after the 15th day of January each year."

Commissioner Nakashima moved that present officers be retained for another term. In the absence of additional nominations, Commissioner Wentz moved that nominations be closed. The motion was seconded by Commissioner Miller and passed unanimously.

Commissioner Wentz seconded Commissioner Nakashima's motion nominating Commissioner Rosenblatt for President and Commissioner Dearman for Vice-President. The motion passed unanimously.

SUMMARY AND MINUTES OF THE REGULAR MEETING

JANUARY 18, 1979

The Commission agreed to a joint meeting with the Recreation and Park Commission on the Open Space Program on February 13, 1979 at 7:30 p.m. at the Hall of Flowers in Golden Gate Park.

After a brief discussion, Commissioner Dearman moved that the Commission take Discretionary Review of a proposal at 1945 Union Street to convert a residential dwelling to a hotel. Further, she moved that the staff undertake an analysis of the question of the location of hotels in residential and commercial districts. The motion was seconded by Commissioner Bierman and passed unanimously.

Commissioner Starbuck made the following requests:

1. That the Commission be given copies of the final resolutions for Levi's Plaza and Neiman-Marcus.
2. That staff determine if building permits exist for the Southwest Corner of Polk and California Streets.
3. That the Capital Improvements staff prepare a resolution on the proposed Emergency Operation Center.
4. That staff bring to the attention of the Transportation Policy Group (TPG) any proposal for an overpass over Mission Street from the Trans Bay Terminal and that TPG consider mitigation measures at grade.

INFORMATIONAL PRESENTATION ON PROPOSED AMENDMENT TO THE RECREATION AND OPEN SPACE ELEMENT OF THE MASTER PLAN OF THE CITY AND COUNTY OF SAN FRANCISCO. THE PROPOSED AMENDMENT WOULD MODIFY THE CATEGORY "PROPOSED RECREATION AND OPEN SPACE" AS SHOWN ON THE MAP ON PAGE 15 ENTITLED "CITYWIDE RECREATION AND OPEN SPACE PLAN" TO DELETE THE FOLLOWING SITE:

THE ROCK OUTCROPPING ON 14TH AVENUE, SOUTH OF ORTEGA STREET, LOTS 6, 11, 12, 22, BLOCK 2050A DUE TO LACK OF COMMUNITY SUPPORT FOR ITS ACQUISITION.

Dick Gamble, Planer IV, made reference to a memorandum dated January 10, 1978, from the Director of Planning to the City Planning Commission.

Mr. Gamble said that Leon Carlin, the property owner, had asked that purchase of his property be completed or that it be dropped from the Master Plan.

Commissioner Bierman asked if the Open Space Committee recommended deletion of the property. Mr. Gamble said no but that the Committee's position was not clear. Further, he said that the staff did not recommend deletion.

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JANUARY 13 1979

Acting Director of Planning, George Williams, said that the General Manager of the Recreation and Park Department recommended retention.

George Dobell, a resident at 1812 15th Avenue, urged retention of the property.

President Rosenblatt said that the staff of the Department and the General Manager of the Recreation and Park Department recommended retention.

Commissioner Bierman moved that the site be retained as part of the Open Space Program. The motion was seconded by Commissioner Dearman and passed unanimously.

DR78.77 - CONSIDERATION OF DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 7806037 TO BUILD A THREE-STORY COMMERCIAL BUILDING AT 2358 MARKET STREET BETWEEN 16TH AND CASTRO STREETS IN C-2 (COMMUNITY BUSINESS) AND PROPOSED RC-2 (RESIDENTIAL-COMMERCIAL COMBINED, MODERATE DENSITY) DISTRICT; LOT 10 IN ASSESSOR'S BLOCK 3562.

Robert Passmore, Planner V (Zoning), said that the proposal would result in no adverse effects and that the staff recommendation was for no Discretionary Review.

Michael O'Lear represented the project sponsor.

Commissioner Bierman moved the staff recommendation for no Discretionary Review. The motion was seconded by Commissioner Nakashima and passed unanimously.

DR78.77 - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 7806037 TO BUILD A THREE-STORY COMMERCIAL BUILDING AT 2358 MARKET STREET BETWEEN 16TH AND CASTRO STREETS IN C-2 (COMMUNITY BUSINESS) AND PROPOSED RC-2 (RESIDENTIAL-COMMERCIAL COMBINED, MODERATE DENSITY) DISTRICT; LOT 10 IN ASSESSOR'S BLOCK 3562.

No action taken.

ZM78.13 - RECLASSIFICATION OF PROPERTY BOUNDED BY MARKET, FOURTH, TOWNSEND AND THIRD STREETS; ALL OF ASSESSOR'S BLOCKS 3706, 3723, 3734, 3751, 3762, 3776 and 3787; FROM A C-3-S (DOWNTOWN SUPPORT), C-3-R (DOWNTOWN RETAIL), P (PUBLIC), RC-2 (RESIDENTIAL-COMMERCIAL COMBINED, MODERATE DENSITY), M-1 (LIGHT INDUSTRIAL) AND M-2 (HEAVY INDUSTRIAL) DISTRICT TO AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.
(CONTINUED FROM THE MEETING OF JANUARY 4, 1979.)

SUMMARY AND MINUTES OF THE REGULAR MEETING

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A case report was available. It was summarized by Alec Bash, City Planning Coordinator. Mr. Bash said that the staff recommendation was for disapproval.

President Rosenblatt asked if the applicant was present. There was no response. President Rosenblatt asked if there was anyone who wished to speak in favor of the proposal. There was no response.

John Igoe of the Chief Administrative Officer's Office, said that the Redevelopment Agency opposed reclassification and that any Planning Commission action would require concurrent Agency action.

Because of a pending law suit, Commissioner Starbuck requested that the Commission permit Commissioners Bierman, Dearman and Starbuck to abstain.

Commissioner Nakashima moved that Commissioners Bierman, Dearman and Starbuck be permitted to abstain. The motion was seconded by Commissioner Wentz and passed unanimously.

Commissioner Wentz moved disapproval of the application. The motion was seconded by Commissioner Nakashima and passed unanimously as City Planning Commission Resolution No. 8151.

CU78.70 (DR) - DISCRETIONARY REVIEW IN LIEU OF CONDITIONAL USE AT 3275 SACRAMENTO STREET, SOUTHEAST CORNER AT PRESIDIO AVENUE, LOT 18 IN ASSESSOR'S BLOCK 1022, FOR CONVERSION OF SECOND LEVEL DWELLING UNIT TO OFFICES FOR NON-PROFIT ORGANIZATION, IN AN EXISTING C-2 (COMMUNITY BUSINESS) DISTRICT AND PROPOSED RC-1 (RESIDENTIAL-COMMERCIAL COMBINED, LOT DENSITY) DISTRICT, AND A PROPOSED SPECIAL USE DISTRICT.

A case report was available. It was summarized by Jim Miller, Planner II.

Robert Passmore, Planner V (Zoning), said that the staff recommendation was for approval with conditions, including a provision that the authorization be extended only to a specific applicant for a specified period at the end of which the authorization would expire and a provision that the dwelling unit be renovated for residential use, by the applicant, at the end of the authorization.

Thomas J. Mellon, representing the applicant, said that the applicant and the Neighborhood Association had come to a thorough understanding of conditions. The tenure expiration provision gives me trouble, he said. Renovation at the end of a three (3) year period would be expensive, he said.

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Responding to Commissioner Bierman, Mr. Passmore said that a Temporary Use would not require a formal Conditional Use hearing for continued authorization but that, if the use was not temporary, a variance would be needed to reinstate a residential unit. Further, he said that there was a Master Plan provision for protection of residential units.

Commissioner Wentz suggested that the draft resolution be amended to read that the authorization would terminate with the tenancy of the present applicant.

Larry Bacon, representing the Presidio Heights Association of Neighbors, said that the Association could support Commissioner Wentz's suggestion.

Commissioner Wentz moved approval with conditions including his suggested amendment to the conditions of draft resolution. The motion was seconded by Commissioner Bierman and passed unanimously as City Planning Commission Resolution No. 8152

At this time, Rosario Occhipinti, representing Jesse Tribulato in the matter of ZM78.13, asked to address the Commission.

President Rosenblatt indicated that the Commission had taken action on the reclassification application (ZM78.13) at the calendared time. Responding to Mr. Occhipinti, President Rosenblatt said that Mr. Occhipinti could have notified the Commission that he would be delayed.

President Rosenblatt indicated that, at Mr. Occhipinti's request, the Commission had previously continued the matter. Mr. Passmore indicated that in theory, Mr. Occhipinti could appeal the Commission's decision to the Board of Supervisors.

EE78.274 - APPEAL OF NEGATIVE DECLARATION ON THE ELSIE STREET WIDENING, 100 BLOCK OF ELSIE STREET, SOUTHWEST OF ESERALDA AVENUE TO VIRGINIA STREET, BETWEEN ASSESSOR'S BLOCKS 5618 AND 5619.
(CONTINUED FROM THE MEETING OF JANUARY 4, 1979.)

President Rosenblatt indicated that it was the desire of the appellant, the Elsie Street Group, that the matter be continued to February 8, 1979.

President Rosenblatt asked Richard Alvarez, the sponsor of the Elsie Street Widening Plan, if he had any objection to a further continuance. Mr. Alvarez said "no".

Commissioner Bierman moved that the matter be continued to February 8, 1979. The motion was seconded by Commissioner Nakashima and passed unanimously. (Absent: Commissioner Dearman.)

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CONSIDERATION OF PROPOSED SUBDIVISION CODE AMENDMENTS
RELATED TO CONDOMINIUM CONVERSION SUBDIVISIONS.

At approximately 3:25 p.m., Commissioner Dearman returned to the meeting.

Acting Director of Planning, George Williams, said that the hearing was occasioned by the Completion of the City Attorney's review of the Subdivision Code Amendments endorsed by the Commission in March of 1973. If circumstances have changed, he said, this would also be the occasion for discussion of additional changes.

Nat Taylor, Planner II, summarized the recommendation which had been endorsed by the Commission. Mr. Taylor said that during the past several weeks, the staff had taken a closer look at the recommendations. If, with respect to conversions, a central problem is the dislocation of existing tenants, he said, the problem would be eliminated if more tenants purchased their units. The question then is, he said, should conversion approval be tied to a mandatory percentage of tenant purchases?

Mr. Taylor said that this type of provision could eliminate need for price regulation and staff review. Further, he said that the percentage of tenant purchase provision could be coupled with a city-wide vacancy factor.

Other possible changes might include, he said, a life-time lease for elderly tenants or tenants over the age of 75 years. Finally, he said, another possible change might provide for a rent freeze on any unit proposed for conversion.

President Rosenblatt assured the audience that these ideas were sufficiently complex and that no one should assume any conclusion immediately.

Ella Brach, a resident of 1333 Gough Street, said that a provision restricting rental increases on units proposed to be converted was needed.

Karen Marts, a San Francisco resident, said that foreign investment money was driving housing costs up. A moratorium is needed, she said.

Wade Hudson, representing the District No. 11 Resident Association, said that fifty percent of the units, of a building purchased by tenants of the building, still represented a depletion of the rental stock. We need, he said, a moratorium tied to a five percent vacancy factor.

Max Tietler, of the Gray Panthers, stressed the adverse impact of conversion on the elderly. There should be, he said, a provision for a life-time lease for elderly persons. Rental increases should be tied to the cost of living index, he said.

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In a prepared statement, Robert DeVries, of the San Francisco Renter's Rebate Committee, submitted the following recommendations:

- 1) NO CONVERSIONS UNTIL VACANCY RATE IN RENTAL HOUSING REACHES 5%, except in cases of unanimous tenant consent, when the consent is not caused by evictions of unsympathetic tenants.
- 2) Relocation Periods- Due to the tight rental housing market, tenants should be allowed six months to relocate. Tenants aged 62 or older to be offered lifetime leases, at the old rent, with increases not to exceed the cost of living.
- 3) Tenant Consent- Being forced to leave one's home is a very serious matter. Therefore 80% approval of tenants should be required for conversion. Any evictions made without just cause during the previous two years to be grounds for disallowing the conversion, in order to prevent developers from evicting unsympathetic tenants to inflate the approval rate.
- 4) Sale Price- Sale price should be such that monthly expenses (mortgage + maintenance costs) do not exceed the previous rent by more than 10%. The factor of 156 times monthly rental suggested by the Planning Department is too high to fulfill this requirement, according to our calculations.

If total rent increases during the past four years exceeded the cost of living, sale price should be based on the maximum rent that could have been charged had rent increases kept pace with the cost of living. If rent increases during the previous 24 months exceeded the cost of living, the conversion should be disallowed. The sale price provisions should apply to all purchasers, not just tenants as suggested by the Planning Department.
- 5) Future Sale Price- Resale price of condominiums to be limited to the original price paid plus an increase equal to the increase in the cost of living.
- 6) Guaranteed Financing or Lifetime Lease- The converter must offer each tenant either financing at the market rate, or if unavailable, a lifetime lease at the existing rent with future increases not to exceed the cost of living.
- 7) If condominium owner rents out his/her condominium, the rent should not exceed the monthly expenses (mortgage + maintenance), plus an amount equal to the return at that time on long term treasury notes.

Sue Lee, a San Francisco resident, said that conversions must be stopped. The only effect of conversions, she said, is higher housing costs.

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Steve Birnbaum said that a moratorium was needed. Further, he asked about the origin of proposed Code Section No. 1395, the "Non-Liability of the City after Approval of the Final Map" section.

Commissioner Bierman asked that the staff determine why the City Attorney felt the need for this Section.

Adrian Blumberg expressed complete opposition to conversion.

Earl Cranshaw, Advisor to the Commission on Aging, urged a moratorium on conversions.

Roberto Garcia, of La Raza, said that conversion was a form of speculation and urged strict controls.

Representing the San Francisco Housing Coalition, Cal Welsh submitted the following statement:

On January 15th, the General Membership of the Housing Coalition voted without dissent to oppose condominium conversions in our City until a 5% vacancy rate was reached in low and moderate rental housing.

The Coalition did so for three reasons:

First, condo conversions are simply an example of real estate speculation which artificially increase housing costs to our residents without adding a single new housing unit to our City. The study prepared by your department and the real estate business concluded that the average conversions resulted in a 153% increase in monthly housing costs for the same unit. To argue that these cost increases are somehow compensated for by tax savings and rising property values when the property is resold as the study argues is an absurdity since it begs the questions that these inflated monthly costs can be born by anyone but the most wealthy. Such arguments belong in a condo converters sales pitch where they can be challenged as fraud, and not in a "neutral" study of a problem of public policy.

Second, condo conversions reduce the supply of low and moderate cost apartments in a City which has the largest percentage of its population made up of renters of any major US City. This City has historically been a place open to a diverse population of every social class. Condo conversions are now occurring at a rate, according to the figures supplied by your staff's report, at a rate of 77 units per month, a rate which far outstrips the new supply of low and moderate cost rental units produced by both the public and private housing sector. It takes no study by "real estate professionals" to reveal that unless the rate of conversions is tied to the rate of supply of low and moderate rental units in the City, there simply will be no low and moderate cost rental units left in the

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City. If that occurs, as it surely will unless indexing occurs, it takes no economic expert to figure out that the ripple effect of such a loss of low and moderate cost units will be a dramatic increase in housing costs for every type and category of housing in the City.

The final reason the Housing Coalition calls for an end of conversions until a 5% vacancy rate is reached in low and moderate cost housing is the impact such conversions has had on our senior citizens. Being, on the whole, on fixed incomes which mean being able to pay only low and moderate prices for housing, and being overwhelmingly tenants, they have had to bear the brunt of the conversion onslaught. A City is not a City if it is inhabited by only one age group, it is a camp or a fortress. Seniors need special protection, a protection that the private housing market used to offer, but no longer seems able to do. They need the protection of their local government and you are in a position to offer them that service.

The SFHC statement for a 5% vacancy rate for low and moderate rental units before any more conversions of course does not deal with the other proposals suggested by staff to deal with the problem of condo conversions. Some of the proposals have merit, others raise problems. None however will deal with the real problem raised by condo conversions, unless there is a clear policy, coming first from this Commission, that there shall be no more conversions until there is a 5% vacancy rate in the supply of low and moderate cost rental units.

Representing the Haight-Ashbury Neighborhood Council (HANC), Anna Dardin said that HANC had passed a resolution on January 18, 1978, opposing conversions and calling for a moratorium.

Jack Kaufman, a resident of San Francisco, said that he favored a moratorium.

Francis Brown said, "let's have a moratorium."

Joe Blandell, a resident at 333 Hyde Street, said that he apposed conversions but also new condominium construction in the Tenderloin.

Isabel Zamedio, of the North of Market Seniors Organization, said, "in the twilight of our lives, be merciful to us."

Carl Kemudro, a resident of 1200 Gough Street, said that a moratorium was needed and that rent increases should not be allowed on units proposed for conversion.

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Andrew Butler, of the Nob Hill Neighbors, said that the Neighbors opposed conversion where there was less than fifty percent tenant consent. We recommend a life-time lease for tenants 62 years of age, he said.

Jim Johnson said that there were benefits to be derived from conversion purchase. Though, he said, there should be safeguards.

Grace Geertz, a resident at 1200 Gough Street, said that rents escalate when a unit is proposed for conversion.

Don Hesse said that the Housing Committee of the Human Rights Commission recommends a provision for a moratorium while the vacancy rate does not equal five (5) percent.

Peter Palmassiano said that government should protect the elderly but that a moratorium was not advisable.

At the conclusion of public testimony, Commissioner Starbuck said that it was clear that immediate legislative action was needed. He moved that those sections of the Commission Resolutions of February and March of 1979, which relate to a moratorium be extracted and hand delivered to the Board of Supervisors. The moratorium would not cover new rental construction never previously occupied. The moratorium would relate only to habitable rental housing, he said.

The motion was seconded by Commissioner Nakashima.

Commissioner Bierman said that she would amend the motion to relate the moratorium to a five (5) percent vacancy factor.

Commissioner Dearman said that she would second the amended motion.

The amended motion failed by a vote of 3-4. (Voting yes: Commissioners Bierman, Dearman, Starbuck; Voting no: Commissioners Miller, Nakashima, Rosenblatt, Wentz.)

The initial motion of Commissioner Starbuck, calling for a moratorium effective January 15, 1979, was approved unanimously as City Planning Commission Resolution No. 8153.

Commissioner Bierman said that she wanted the Board of Supervisors to know of the need for a vacancy survey. She said that the Commission's request for funds, for this purpose, should be restated.

President Rosenblatt suggested that before the next hearing, individuals on the condominium mailing list be invited to submit to the staff, comments on the specific language of the proposed amendments and on the alternative concepts which were discussed.

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Commissioner Wentz said that the staff should return with any additional modifications which it would want to have considered.

Commissioner Bierman made reference to the fact that Congressman John Burton was interested in the issue of conversions.

Commissioner Bierman asked that the staff take a close look at a possible amendment which would require a life-time lease for the elderly.

The meeting was adjourned at 6:30 p.m.

Respectfully submitted,

Lee Woods, Jr.
Secretary

SF
C55

#21

1/25/79

DOCUMENTS DEPT.

JAN 26 1979

SAN FRANCISCO
PLANNING DEPT.

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY AND MINUTES
OF THE
REGULAR MEETING
HELD

THURSDAY, JANUARY 25, 1979
ROOM 282, CITY HALL
12:00 NOON

The City Planning Commission met pursuant to notice on Thursday, January 25, 1979, at 12:00 Noon in Room 282, City Hall.

PRESENT: Toby Rosenblatt, President; Ina F. Dearman, Vice-President; Susan J. Bierman, Thomas Miller, Yoshio Nakashima, Charles Starbuck and John Wentz, members of the City Planning Commission.

ABSENT: None.

The staff of the Department of City Planning was represented by Rai Y. Okamoto, Director of Planning; Robert Passmore, Planner V (Zoning); Selina Bendix, Environmental Review Officer; Dick Hedman, Planner V; Wayne Rieke, Planner IV; Mark Winoground, Planner III; Charles Gill, City Planning Coordinator; Robert Wong, Staff Assistant IV; Lee Woods, Secretary.

Gerald Adams represented the San Francisco Examiner. Marshall Kilduff represented the San Francisco Chronicle. Mike Mewhinney represented the San Francisco Progress.

APPROVAL OF MINUTES

Commissioner Dearman moved for approval of the minutes of the Regular Meetings of January 5, 1978 and January 4, 1979. The motion was seconded by Commissioner Nakashima and passed unanimously.

FIELD TRIP

Members of the Commission and staff departed from 100 Larkin Street at 12:00 Noon to visit sites of February zoning cases and also of cases scheduled under the calendar of this meeting.

CURRENT MATTERS

With respect to the proposed Glen Park Center Environmental Impact Report, Robert Wong, Staff Assistant IV, said that the consultant's unwillingness to make requested changes in the EIR had caused delay. In this context, Selina Bendix, Environmental Review Officer, asked the Commission for guidance.

Michail Ohleyer represented Bernie Kelley, developer of the proposed Glen Park Center.

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After some discussion, the Commission agreed to authorize Dr. Bendix to proceed, when she thought appropriate, with the publication of the EIR.

Commissioner Starbuck introduced a draft resolution related to the proposed Emergency Operating Center. The Commission had requested, at its previous meeting, this resolution.

After some discussion, the Commission agreed to amend the draft resolution by adding a "resolved" clause which urged the Mayor and the Board of Supervisors to seek funds from any available source for the proposed Center.

Commissioner Miller moved approval of the amended draft resolution. The motion was seconded by Commissioner Dearman and passed unanimously as City Planning Commission Resolution No. 8154.

Commissioner Starbuck said that it was imperative that there be a Commission Master Plan review of the proposed expansion of the Sutter-Stockton Garage.

The expansion has serious implications in terms of transit policy and the loss of residential units, he said.

President Rosenblatt said that it would be extremely desirable to undertake the Master Plan review before the Parking Authority considered putting the expansion on the November ballot. That decision, he said, will be made on February 15th. President Rosenblatt asked that the Director communicate, to the Director of the Parking Authority, the Commission's wish that the garage permit be referred to the Commission as quickly as possible.

ZM78.16 - PROPOSAL TO RECLASSIFY PROPERTY IN CIVIC CENTER AREA BOUNDED BY MARKET, FULTON AND HYDE STREETS AND UNITED NATIONS PLAZA AND BOUNDED BY SEVENTH, LEAVENWORTH AND MARKET STREETS AND UNITED NATIONS PLAZA, LOTS 7, 14, 18, 19, 22, 32, 33, 36, 37, 39 AND 40, AND PORTIONS OF LOTS 8 AND 9 IN ASSESSOR'S BLOCK 351; FROM AN 80-X HEIGHT AND BULK DISTRICT TO A DISTRICT TO BE DETERMINED RANGING BETWEEN 20-X AND 110-X.

The Director of Planning, Rai Okamoto, advised the Commission that the Negative Declaration had not become final and that no action was possible.

Dick Hedman, Planner V, summarized a memorandum from the Director to the Commission. The memo related to "Appropriate Height of Development in the United Nations Plaza Area" of Civic Center.

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Mr. Hedman concluded his presentation with two recommendations for changes in Height:

1. In the area bounded by Fulton, Market and Hyde Streets, increase the height limit from 80 feet to 90 feet to allow new development to match the attic level cornice heights of the Federal Building.
2. For the area bounded by McAllister, 7th Street North and Market Street, increase the height limit from 80 feet to 110 feet to allow new development on the north side of United Nations Plaza to match the roof form of the Federal Building.

Ann Dusenberry, representing the North of Market Senior Center, said that she was opposed to increased heights. She said that there would be adverse impacts in terms of shade and shadow. She urged continuance.

Walter Kaplan, a property owner at No. 1 United Nations Plaza, said that the proposal would result in greater shade and shadow in the Plaza Area. He urged continuance for greater public discussion.

Haig Mardikian, who was proposing development in the Area, said that he could live with a 90 feet height limit.

Commissioner Bierman said that she was troubled by the potential for increased shadow in the Plaza.

Mr. Hedman said that development at the proposed heights would result in almost no additional shadow.

Commissioner Starbuck moved that the hearing be continued to February 15, 1979. The motion was seconded by Commissioner Bierman and passed unanimously.

ZM79.1 - PROPOSAL TO RECLASSIFY PROPERTY IN THE 2000 BLOCK OF FELL STREET, NORTH SIDE, BETWEEN SHRADER AND COLE STREETS, LOTS 7-11, 11E, 12-14, 16 AND 16A IN ASSESSOR'S BLOCK 1212; FROM AN RM-1 TO AN RH-3 DISTRICT.

Robert Passmore, Planner V (Zoning), indicated that the cases to follow were a part of the amendments initiated by the Board of Supervisors.

After his brief status report on staff analysis of the Board initiated amendments, Mark Winoground, Planner III, indicated that the Commission had before it, a memorandum which constituted an Administrative Amendment to the Residential Zoning Study Environmental Impact Report. This amendment, he said, allows the Commission to take action on the cases before you today.

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A case report was available for ZM79.1. It was summarized by Wayne Rieke, Planner IV.

Marilyn Smulyan, President of the Haight-Ashbury Neighborhood Council, said that the Council's concern was the proximity of the lots to St. Mary's Hospital and the potential for non-residential development under RM-1. There would be Conditional Use protection under RH-3, she said.

Robert Passmore, Planner V (Zoning), said that the staff recommendation was for disapproval. There would be economy, he said, in the construction of a single large building permitted under RM-1.

Commissioner Wentz moved the staff recommendation for disapproval. The motion was seconded by Commissioner Miller and passed by a vote of 5-2 as City Planning Commission Resolution No. 8155.
(Voting yes: Commissioners Miller, Nakashima, Rosenblatt, Starbuck, Wentz;
Voting no: Commissioners Bierman, Dearman.)

ZM79.2 - PROPOSAL TO RECLASSIFY PROPERTY AT 1928 HAYES STREET, NORTH SIDE, 106.25 FEET WEST OF ASHBURY STREET, LOT 2E IN ASSESSOR'S BLOCK 1195; FROM AN RH-3 TO AN RM-1 DISTRICT.

A case report was available. It was summarized by Wayne Rieke, Planner IV.

Dennis Carlin and Dennis Carlin, Jr. said that the neighborhood would benefit and urged approval.

Robert Passmore, Planner V (Zoning), said that the neighborhood had a mixed character, and he said that the staff recommendation was for approval.

Commissioner Bierman said that she would move disapproval because there was the potential of much additional traffic.

The motion was seconded by Commissioner Dearman and passed by a vote of 5-2 as City Planning Commission Resolution No. 8156.
(Voting yes: Commissioners Bierman, Dearman, Miller, Starbuck, Wentz;
Voting no: Commissioners Nakashima, Rosenblatt.)

ZM79.3 - PROPOSAL TO RECLASSIFY PROPERTY ON MISSION STREET IN THE 3600 BLOCK, EAST SIDE, BETWEEN APPLETON AND HIGHLAND STREETS, LOTS 15-18 AND 24 IN ASSESSOR'S BLOCK 5713; FROM AN RH-2 TO A C-2 DISTRICT.

A case report was available. It was summarized by Wayne Rieke, Planner IV.

Wilhemina Fiederlein said that duplexes could not be developed economically. She urged approval.

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Harry Friehoff, a businessman with an office in the block, said that all or none of the block should be made commercial.

Mike Clancey, a property owner in the block, said that the proposal would have a detrimental effect on the residences in the block. He urged disapproval.

Mike Mason said that all of the block or none of the block should be commercial.

Mrs. Gill, a homeowner in the block, expressed opposition to the proposal.

Robert Passmore, Planner V (Zoning), said that the staff recommendation was for disapproval.

Commissioner Dearman moved the staff recommendation for disapproval. The motion was seconded by Commissioner Wentz and passed unanimously as City Planning Commission Resolution No. 8157.

ZM79.4 - PROPOSAL TO RECLASSIFY PROPERTY AT 480 FOURTEENTH STREET, NORTH SIDE, 68.5 FEET EAST OF GUERRERO STREET, LOT 24 IN ASSESSOR'S BLOCK 3533; FROM AN RM-1 TO AN RM-2 DISTRICT.

A case report was available. It was summarized by Wayne Rieke, Planner IV.

Paul Hoger, a resident of the area, expressed concern about the congested conditions existing in the neighborhood.

George Ivalovich, the project architect, noted that what was being proposed was elderly housing and that parking requirements were less severe. He urged approval.

Robert Passmore, Planner V (Zoning), said that the staff recommendation was for approval.

Commissioner Miller moved the staff recommendation for approval. The motion was seconded by Commissioner Nakashima and passed unanimously as City Planning Commission Resolution No. 8158.

ZM79.5 - PROPOSAL TO RECLASSIFY PROPERTY AT 2502-04-06 CLAY STREET, NORTH SIDE, 25 FEET WEST OF FILLMORE STREET, LOT 5 IN ASSESSOR'S BLOCK 611; FROM AN RH-2 TO A C-2 DISTRICT.

A case report was available. It was summarized by Wayne Rieke, Planner IV.

Robert Passmore, Planner V (Zoning), said that it was a commercial building and that the reclassification would be appropriate. He recommended approval.

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Sandy Walker, President of the Pacific Heights Residents Association, said that the association favored retention of the non-conforming use but opposed the reclassification.

Ann Bloomfield, of the Pacific Heights Neighborhood Council urged denial of the application.

Barry Sachs, a resident of the block, urged that the Commission deny the application and prevent the spread of commercial use in the block.

Howard McElhatten, a resident of the block, said that commercial development would contribute to an already serious parking problem. He urged disapproval.

Rachal Hagganer, a resident of the block, urged that the block's residential qualities be preserved.

Commissioner Dearman moved disapproval of the application. The motion was seconded by Commissioner Bierman.

Responding to Commissioner Bierman, Mr. Passmore said that the Non-conforming Use would be allowed to remain.

The motion for disapproval passed unanimously as City Planning Commission Resolution No. 3159.

ZM79.6 - PROPOSAL TO RECLASSIFY PROPERTY AT 2333 VALLEJO STREET, SOUTHWEST CORNER OF FILLMORE STREET, LOTS 1 AND 24 IN ASSESSOR'S BLOCK 563; FROM AN RH-1 TO AN RM-3 DISTRICT.

The Commission agreed to waive the case report. Robert Passmore, Planner V (Zoning), said that the recommendation was for disapproval.

Edward Wynn represented the applicant, the Vendanta Society. Mr. Wynn said that RM-3 was selected after consultation with the Department of City Planning Staff. Further, he said that the Church was prepared to work closely with groups and individuals of the area. The Church, he said, has a right to know what number of units would be permitted before it proceeded to have plans drawn.

Mr. Passmore said that it might be appropriate for the Commission to have both the reclassification and the conditional before it at one time.

Sandy Walker of the Pacific Heights Residents Association, said that the association was opposed and that it would want to see a specific proposal initially.

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Chuck Olson said that the Church was an institution in a residential district. He submitted a petition with the signatures of 39 homeowners who opposed the reclassification.

Lou Herms, a resident of the area, said that he opposed the application and any further building in the area.

Steve Merrill, a resident of the area, said that it was institutional expansion and that he opposed it.

Joan Trammmer, a Vallejo Street resident, said that we need to see their plans.

Mike Hall, a Vallejo Street resident, said that sufficient need had not been demonstrated.

Kenneth Brown, a Vallejo Street resident, said that the Church did not need larger facilities.

Peter Envoy said that the neighborhood had a right to know what was being proposed.

Diane Sobel said that parking was a problem.

Mr. Sobel said that it was institutional expansion and that he opposed it.

Susan O'Gara said that the difference in heights permitted in the different districts was significant.

Ed Wynn, the applicant's representative, said that, in any event, RM-3 would carry an off-street parking requirement and that it was appropriate.

Commissioner Nakashima moved disapproval of the application. The motion was seconded by Commissioner Bierman and passed unanimously as City Planning Commission Resolution No. 8160.

 ZM79.7 - PROPOSAL TO RECLASSIFY PROPERTY AT 926 GROVE STREET, NORTH SIDE, 125 FEET EAST OF STEINER STREET, LOT 9 IN ASSESSOR'S BLOCK 798; FROM AN RH-3 TO AN RM-4 DISTRICT.

The Commission agreed to waive the staff presentation of the case report. Robert Passmore, Planner V (Zoning), said that, in the absence of specific plans, the recommendation was for disapproval.

Edward Wynn represented the applicant.

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Joseph Havel, the applicant, said that within 250 feet of his property, there was an entire block of RM-4. Mr. Havel said that, at the least, his property should be zoned RM-2 or RM-3.

Mr. Passmore indicated that the RM-4 area near Mr. Havel's property was in a redevelopment area.

Peter Wittner of the Alamo Square Association said that there was no reason for reclassification before submission of specific plans.

Bernard Sanger, a Steiner Street resident said that there was a need for open space.

Ann Bloomfield said that the building occupying part of Mr. Havel's property was rated at five (5) in the architectural survey. She said that there ought to be actual plans submitted before considering reclassification.

Earl Moss, of the Victorian Alliance, said that the house was important and urged that the application be disapproved.

Patrick McGrew, of the Landmarks Board, said that it was a fabulous house and that the Landmarks Board would probably initiate designation.

Denise Tomlin said that additional development would result in increased demand for parking.

The applicant's representative, Mr. Wynn, said that Mr. Havel had no interest in demolishing his building.

Mr. Passmore said that the appropriate zoning seemed to be RH-3 and that the Landmark issue needed resolution.

Commissioner Starbuck said that he would move disapproval. We have no specific plans and we should await the Landmarks Board, he said. The motion was seconded by Commissioner Nakashima and passed unanimously as City Planning Commission Resolution No. 8161.

ZM79.8 - PROPOSAL TO RECLASSIFY PROPERTY AT 242 MONTEREY BOULEVARD, NORTH SIDE, 275 FEET EAST OF CONGO STREET, LOT 53 IN ASSESSOR'S BLOCK 6770; FROM AN RH-2 TO AN RM-1 DISTRICT.

The Commission agreed to waive staff presentation of the case report. Robert Passmore, Planner V (Zoning), said that the staff recommendation was for disapproval.

Robert Anderson, the applicant, said that he wanted only what he had been previously entitled to.

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Elizabeth Jordan, a Monterey Street resident, said that she possessed a petition with the signatures of 17 persons who opposed the reclassification.

Greg Garr said that the reclassification was being requested to increase the value of the site and to make acquisition of the landmark structure more difficult. He said that he was opposed.

Ruth Gurvanis, of the Glen Park Association, urged disapproval.

Earl Moss, of the Victorian Alliance, urged disapproval.

At the conclusion of public testimony, Commissioner Wentz moved disapproval. The motion was seconded by Commissioner Starbuck and passed unanimously as City Planning Commission Resolution No. 8162.

ZM79.9 - PROPOSAL TO RECLASSIFY PROPERTY AT 121-199 YUKON STREET AND 54-95 STANTON STREET, EAST OF MARKET STREET, LOTS 3-5, 7-14, 14A, 33-38, 41 AND 42 IN ASSESSOR'S BLOCK 2716; FROM AN RH-2 TO AN RH-1 DISTRICT.

The Commission agreed to waive the case report presentation by staff. Robert Passmore, Planner V (Zoning), said that there were serious problems of traffic circulation and congestion. The recommendation, he said, is for approval.

Gina Pinestra said that she favored the reclassification.

Earl Moss, of Victorian Alliance, said that a down-zone would preserve the unique qualities of the Kite Hill area. He urged approval.

Lee Meitley, President of the Eureka Valley Promotion Association, said that the downzoning would make the neighborhood safer.

Rita Bregman, a 19th Street resident, said that there was enough traffic in the area and that she supported the downzone.

Betsy Miller Coach said that the downzone would be beneficial to the neighborhood.

Elsa Strait urged approval of the application.

Gloria Lacey spoke in opposition to the proposed downzone. She said that she resided on Stanton Street, that it did not have the problems of Yukon Street, and she asked why Stanton Street was included in the application. The same conditions don't exist, she said.

Martha Brown, a Stanton Street resident, said that the street was a dead end, that there was no traffic problem and that she opposed the application.

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Michael Phillips, a Stanton Street resident, said that there was no traffic problem, and he said that five of the nine houses on Stanton Street were two-family houses.

Mr. Passmore said that records indicated that there were ten houses on Stanton Street and that three were two-family. Responding to Commissioner Wentz, Mr. Passmore said that Stanton Street property could be separated from the application.

Dorise Murphy said that there were no two-family houses on Stanton Street.

Commissioner Bierman moved the staff recommendation for disapproval. Traffic is a serious problem in that area, she said. The motion was seconded by Commissioner Nakashima and passed unanimously as City Planning Commission Resolution No. 8163.

ZM79.10 PROPOSAL TO RECLASSIFY PROPERTY AT 1340 CLAY STREET, NORTH SIDE BETWEEN PRIEST AND REED STREETS, LOT 3 IN ASSESSOR'S BLOCK 215; FROM AN RM-3 TO AN RM-4 DISTRICT.

The Commission agreed to waive the case report presentation.

Jim Johnson, an attorney, represented the applicant, Andre Bose.

At this time, Commissioner Dearman left the hearing.

Mr. Johnson said that the Recreation and Park Commission had recommended acquisition of the site as part of the Open Space program. There is the problem of downzoning and simultaneously commencing acquisition, he said. Mr. Johnson said that the site was adjacent to RM-4 zoning and that this was the basis for the request.

Andrew Butler, of the Nob Hill Neighbors, said that the current RM-3 zoning had been initiated before designation for Open Space acquisition. Mr. Butler said that a zoning change would mean increased acquisition costs and acquisition delay.

Mr. Korloff, a resident of Jones Street, said that an upzoning would result in increased traffic and congestion, and that an upzoning was inappropriate.

Ed Tanser said that density resulted in security problems and that increased congestion was inappropriate.

Robert Passmore, Planner V (Zoning), said that the recommendation was for disapproval. Mr. Passmore said that the area was congested and that density was problematic. The present classification, he said, will not effect the assessed valuation.

SUMMARY AND MINUTES OF THE REGULAR MEETING

JANUARY 25, 1979

Commissioner Nakashima moved disapproval. The motion was seconded by Commissioner Bierman and passed unanimously as City Planning Commission Resolution No. 8164.

(Absent: Commissioner Dearman)

The meeting adjourned at 6:10 p.m.

Respectfully submitted,

Lee Woods, Jr.
Secretary

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SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY AND MINUTES
OF THE
REGULAR MEETING
HELD
THURSDAY, FEBRUARY 1, 1979
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

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The City Planning Commission met pursuant to notice on Thursday, February 1, 1979, at 1:30 p.m. in Room 282, City Hall.

PRESENT: Toby Rosenblatt, President; Ina F. Dearman, Vice-President; Susan J. Bierman, Joseph Mignola, Yoshio Nakashima, Charles Starbuck, and John Wentz, members of the City Planning Commission.

ABSENT: None

The staff of the Department of City Planning was represented by Rai Y. Okamoto, Director of Planning; Robert Passmore, Planner V (Zoning); Charles Gill, City Planning Coordinator; Selina Bendix, Environmental Review Officer; Alec Bash, City Planning Coordinator; Jerry Owyang, Staff Assistant III; Jim Miller, Planner II; and Lee Woods, Secretary.

Gerald Adams represented the San Francisco Examiner. Marshal Kilduff represented the San Francisco Chronicle. Mike Mewhinney represented the San Francisco Progress.

APPROVAL OF MINUTES

Commissioner Dearman moved for approval of the minutes of the Regular Meetings of January 11 and January 18, 1979. The motion was seconded by Commissioner Nakashima and passed unanimously.

CURRENT MATTERS

Rai Y. Okamoto, Director of Planning, reported that he had received a letter from the Director of the Parking Authority, related to the proposed expansion of the Sutter-Stockton Garage. The Director indicated that a Master Plan Referral review of the proposed expansion was calendared tentatively for March 1, 1979.

Commissioner Starbuck asked that staff indicate to residents, who would be effected by the expansion, that the expansion was being proposed.

SUMMARY AND MINUTES OF THE REGULAR MEETING

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With respect to the Levi's Plaza Project, Commissioner Starbuck asked that the staff indicate to the project sponsor the Commission's interest in an information hearing on Block "F" when the final plans are completed.

With respect to the proposed office structure at 775 Market Street, Commissioner Dearman moved that staff indicate to the developer that the Commission would be favorably impressed if the proposed structure was kept within the current height and bulk requirements of the City Planning Code. The motion was seconded by Commissioner Bierman and passed unanimously.

With respect to 3241 Mission Street and a proposal to acquire the site as part of the Open Space program and a proposal to construct an eight (8) unit apartment building on the site, the Commission expressed its desire to have the Office of Environmental Review prepare a Negative Declaration for Acquisition of the site as open space. This would permit the ten day appeal period to elapse before the joint hearing with the Recreation and Park Commission scheduled for February 13, 1979.

The Commission agreed to calendar a Discretionary Review of the proposed 8-unit apartment building for February 8th. The Commission understood that, at the hearing, it could turn down formally the proposed building, or it could approve the building project by rescinding the Preliminary Negative Declaration for the proposed Acquisition as open space.

CU78.61 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 222 SANSOME STREET, EAST SIDE BETWEEN CALIFORNIA AND PINE STREETS: LOT 13 IN ASSESSOR'S BLOCK 261.
PROPOSAL TO CONTINUE A PARKING LOT AUTHORIZED AS A CONDITIONAL USE BY THE CITY PLANNING COMMISSION BY RESOLUTION NO. 6764 AND 7319 UNTIL NOVEMBER 7, 1978.
(CONTINUED FROM THE MEETING OF DECEMBER 7, 1978.)

A case report was available. It was summarized by Alec Bash, City Planning Coordinator. Mr. Bash said that the staff recommendation was for disapproval. Mr. Bash said that when it was originally approved, it was approved as a short-term use. In addition, Mr. Bash said that a parking lot at that location conflicted with Master Plan policies and that other developments would be more appropriate.

Responding to Commissioner Bierman, Mr. Bash said that there were three issues including appearance of the lot, location of the lot and the rate structure. With respect to the rate structure, he said that removal of the maximum daily rate would encourage short-term use.

Stephan Leonoudakis, representing the applicant, said that the facility was indeed a short-term use facility and that the applicant was not absolutely opposed to the removal of the daily maximum rate. Mr. Leonoudakis said also that the Robert Dollar Company was requesting the extension of the Conditional

SUMMARY AND MINUTES OF THE REGULAR MEETING

FEBRUARY 1, 1979

Use Authorization period to gain time to develop plans for the site. A Compromise period of less than 5 years for the authorization would be acceptable to us, he said.

David Nelson, representing the Robert Dollar Company, said that a Conditional Use Authorization period of two years would be acceptable.

Commissioner Dearman moved approval of the application with conditions that the maximum daily rate be removed and that the duration of the authorization would be for two years. The motion was seconded by Commissioner Nakashima.

Mr. Leonoudakis said that removal of the maximum daily rate would not be an effective disincentive to long-term use.

President Rosenblatt suggested that perhaps a maximum daily rate of ten dollars would be a sufficient disincentive to long-term use.

Commissioner Dearman amended her motion to include a maximum daily rate of ten (10) dollars. Commissioner Nakashima amended, appropriately, his second.

The motion passed by a vote of 6-1 as City Planning Commission Resolution No. 8165.

(Voting yes: Commissioners Bierman, Dearman, Mignola, Nakashima, Rosenblatt, Wentz; Voting no: Commissioner Starbuck.)

ZM78.22 - REQUEST FOR RECLASSIFICATION OF PROPERTY AT 2577-87 BRYANT
(EE78.430) STREET; PORTION OF LOT 20 IN ASSESSOR'S BLOCK 4209, FROM AN
RH-2 (HOUSE, TWO-FAMILY) DISTRICT TO A C-2 (COMMUNITY BUSINESS).

A case report was available. It was summarized by Alec Bash, City Planning Coordinator. Mr. Bash said that from a staff point of view, the proposed C-2 was reasonable. The subject site, he said, has been initiated as an RC district by the Board of Supervisors. The recommendation, he said, is for approval. The proposed project, he said, would be consistent with a C-2 or an RC district.

A representative of the applicant urged approval. He said that the proposal would rationalize the zoning in the area.

Ariana Fabria, owner of the adjacent lot, said that she opposed the C-2 zoning. We don't need more commercial development and the parking problem resulting from it, she said.

Ms. Fabria read from a letter from the Mission Planning Council. In the letter, the Council expressed its opposition to C-2; however, it favored RC-2. Ms. Fabria, in opposition to the Mission Planning Council, said that she favored retention of RH-2 for RH-2 lots and RC-2 for C-2 lots.

SUMMARY AND MINUTES OF THE REGULAR MEETING

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Robert Passmore said that if the Commission was inclined to favor C-2, the Commission might want a companion resolution of intent to initiate RC for the site in the context of Board initiated RC on 24th Street.

Commissioner Bierman moved approval of the staff recommendation with respect to ZM 78.22. The motion was seconded by Commissioner Nakashima and passed by a vote of 5-2 as City Planning Commission Resolution No. 8166.
(Voting yes: Commissioners Bierman, Mignola, Nakashima, Rosenblatt, Wentz;
Voting no: Commissioners Dearman, Starbuck.)

With respect to the site, Commissioner Bierman moved the Commission's intent to initiate RC zoning in the context of the 24th Street RC proposal. The motion was seconded by Commissioner Nakashima and passed unanimously as City Planning Commission Resolution No. 8167.

ZM78.20 - REQUEST FOR RECLASSIFICATION OF PROPERTY AT SOUTHEAST CORNER
(EE78.405) OF NAHUA AND MOUNT VERNON AVENUES AT SAN JOSE AVENUE; LOT 9
IN ASSESSOR'S BLOCK 7039A, FROM A P (PUBLIC) DISTRICT TO AN
RH-1 (HOUSE, ONE-FAMILY) DISTRICT.

The Commission agreed to waive the case report. Alec Bash, City Planning Coordinator, said that the staff recommendation was for approval.

Commissioner Wentz moved approval of the staff recommendation. The motion was seconded by Commissioner Nakashima and passed unanimously as City Planning Commission Resolution No. 8168.

CU78.72 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 498 FUNSTON
AVENUE, NORTHEAST CORNER AT ANZA STREET; LOT 18 IN ASSESSOR'S
BLOCK 1532, FOR EXPANSION OF A CHURCH IN AN RH-2 (HOUSE,
TWO-FAMILY) DISTRICT.

The Commission agreed to waive the case report.

Dimitri Ilyin, an attorney, represented the owner of the adjacent lot at 486 Funston Avenue. Mr. Ilyin said that his client was not opposed to normal church operation but to nighttime use.

Benjamin Wong, the applicant, said that under no circumstances would church operation extend beyond 10:00 p.m. He said that the capacity of the proposed auditorium would be 289 persons but that usual church attendance was 50 to 60 persons.

Mr. Ilyin stressed his clients opposition to night operation. It'll result in increased parking demand and noise, he said.

Robert Passmore, Planner V (Zoning), said that the entrance to the proposed facility would be on Anza Street. This will alleviate some of the difficulty, he said, and the staff recommendation is for approval with conditions.

SUMMARY AND MINUTES OF THE REGULAR MEETING

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Commissioner Nakashima expressed concern that there be adequate acoustical treatment of the building.

Commissioner Bierman said that the expansion would make the church more of a formal institution. It'll change everything, she said, and cause too many problems for the neighborhood.

Commissioner Wentz moved approval of the staff recommendation. Commissioner Nakashima seconded the motion, stressing the conditions of acoustical treatment and no night operation beyond 10:00 p.m.

Commissioner Starbuck said that the expansion was inappropriate.

The motion passed by a vote of 4-3 as City Planning Commission Resolution No. 8169.

(Voting yes: Commissioners Mignola, Nakashima, Rosenblatt, Wentz; Voting no: Commissioners Bierman, Dearman, Starbuck.)

ZM78.14 - REQUEST FOR RECLASSIFICATION OF PROPERTY AT 602-04 CASTRO STREET, WEST SIDE, 40 FEET SOUTH OF 19TH STREET; LOT 2 IN ASSESSOR'S BLOCK 2696, FROM AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT TO AN RC-1 (RESIDENTIAL COMMERCIAL COMBINED, LOW DENSITY) DISTRICT.

The Commission agreed to waive the case report. Alec Bash, City Planning Coordinator, said that the recommendation was for disapproval based on the Master Plan policy calling for protection and retention of residential use.

Arnie Charles, the applicant, said that his property abutted commercial property and that at 19th and Castro Streets, he was the entrance and exit to 24 hours of Castro Street. We can't keep the lower residential unit occupied because of the intense commercial development on Castro Street, he said. With C-2, we think that a long-term professional tenancy would be possible, he said. We don't want a retail use, he said.

Commissioner Bierman said that she did not want to appear unsympathetic but that zoning did not seem the appropriate tool for dealing with Mr. Charles' problem.

Lee Meitly, representing the Eureka Valley Promotion Association, said that the Association was on record in opposition to reclassification to C-2.

Peter Fetu, representing the Eureka Valley Community Development Committee, said that the Committee did not support the application. There is no shortage of physicians in the area, the parking problem will be intensified, and we question the inability to keep tenants, he said.

Edgar Celf urged retention of the current zoning.

SUMMARY AND MINUTES OF THE REGULAR MEETING

FEBRUARY 1, 1979

Jim Barnett, co-owner of the property, urged approval. Our problem cannot be solved by installation of a gate or fence, he said. It'll ruin the building.

Commissioner Bierman moved the staff recommendation for disapproval. The motion was seconded by Commissioner Wentz and passed unanimously as City Planning Commission Resolution No. 8170.

ZM78.15 - REQUEST FOR RECLASSIFICATION OF PROPERTY AT 892 CORBETT
(EE74.231) AVENUE, NORTHWEST CORNER AT HOPKINS STREET; LOT 13 IN
ASSESSOR'S BLOCK 2669, FROM AN RH-1 (HOUSE, ONE-FAMILY)
DISTRICT TO AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.

President Rosenblatt indicated that, although it was the Commission's preference to receive requests for continuance in writing, the Commission Secretary had received a telephone call requesting that the matter be continued. It is the sense of the Commission to continue for one week, he said, but we'll take testimony from those who wish to speak.

The Commission agreed to waive the case report.

Ramona Allbright, representing the Twin Peaks Council, said that she opposed a continuance.

Robert Passmore, Planner V (Zoning), said that the recommendation would be for disapproval.

Greg Garr, a member of the Haight-Ashbury Neighborhood Council, urged disapproval.

Danny Schwin, a resident of the area, said that intense problems of parking and circulation made increased density a problem. He urged disapproval.

At this time, Commissioner Mignola left the hearing.

Ramona Allbright said that the Twin Peaks Council opposed the application.

Commissioner Dearman moved that the matter be continued for one (1) week. The motion was seconded by Commissioner Nakashima and passed unanimously. (Absent: Commissioner Mignola)

CU78.56(DR) - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 423
(EE78.323) BURNETT AVENUE, EAST SIDE BETWEEN DIXIE AND COPPER ALLEYS;
LOT 48 IN ASSESSOR'S BLOCK 2745, FOR ADDITION OF SECOND
AND THIRD DWELLING UNITS ON A LOT WITH A TOTAL AREA OF
5,807 SQUARE FEET, WHEN 1,500 SQUARE FEET IS REQUIRED
PER DWELLING UNIT, IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.
(PREVIOUSLY HEARD AT THE MEETING OF NOVEMBER 2, 1978.)

SUMMARY AND MINUTES OF THE REGULAR MEETING

FEBRUARY 1, 1979

A case report was available. It was summarized by Jim Miller, Planner II.

At this time, Commissioner Mignola returned to the meeting.

Richard Crandall, an architect, represented the applicant and described what was being proposed. Responding to Commissioner Bierman, Mr. Crandall said that the height of the proposed structure was a function of restricted lot coverage.

Ramona Allbright said that the Twin Peaks Council was opposed to the proposed structure. It is out of scale, she said, and nothing should be permitted until completion of the combining of the two units of the existing building.

Commissioner Bierman said that she thought that the proposed building was too tall. She asked if any determination had been made when the existing building had been inspected. Responding to Commissioner Bierman, Robert Passmore, Planner V (Zoning), said that two dwelling units had been found but only single occupancy.

Greg Garr, a member of the Haight-Ashbury Neighborhood Council, said that development of San Francisco's hillsides should be slowed.

Mr. Passmore said that the applicant was prepared to complete the conversion of the existing building, as a condition of approval of the proposed building.

Mr. Passmore said that the recommendation was for approval. It's a large lot, the design is good and the bulk of the building has been dealt with sufficiently well, he said.

Ramona Allbright said that the Council would find a proposal for no more than three (3) units and a height not to exceed that at 425 Burnett or less than 30 feet acceptable.

Commissioner Nakashima moved approval of the application with the conditions that construction not begin until full conversion of the existing building was completed, that the total number of units on the lot not exceed three (3) and that the structure not exceed thirty (30) feet.

The motion was seconded by Commissioner Dearman and passed unanimously as City Planning Commission Resolution No. 8171.

The meeting was adjourned at 6:45 p.m.

Respectfully submitted,

Lee Woods, Jr.
Secretary

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SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY AND MINUTES
OF THE
REGULAR MEETING
HELD
THURSDAY, FEBRUARY 8, 1979
ROOM 282, CITY HALL
1:30 P.M.

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The City Planning Commission met pursuant to notice on Thursday, February 8, 1979, at 1:30 p.m. in Room 282, City Hall.

PRESENT: Toby Rosenblatt, President; Ina F. Dearman, Vice-President; Susan J. Bierman, Thomas Matoff, Joseph Mignola, Yoshio Nakashima and Charles Starbuck, members of the City Planning Commission.

ABSENT: None

The staff of the Department of City Planning was represented by Rai Y. Okamoto, Director of Planning; Robert Passmore, Planner V (Zoning); Wayne Rieke, Planner IV; Alec Bash, City Planning Coordinator; Marianne Miller, Planner II; Barbara Sahm, Assistant Environmental Review Officer; Lee Woods, Secretary.

Gerald Adams represented the San Francisco Examiner. Maitland Zane and Katie Butler represented the San Francisco Chronicle.

APPROVAL OF THE MINUTES

Commissioner Bierman moved approval of the minutes of the Regular Meeting of January 25, 1979. The motion was seconded by Commissioner Nakashima and passed unanimously.

Commissioners Mignola and Rosenblatt were late in arriving for the meeting.

CURRENT MATTERS

The Director of Planning, Rai Okamoto, introduced Chi-Shin Shao who recently joined the staff of the Plans and Programs Section of the Department.

Commissioner Starbuck asked that the staff determine what progress had been made with respect to the elderly housing project proposed for Sacramento and Stockton Streets. Further, he expressed concern that the staff bring to the Commission proposed "solar" amendments to the Master Plan. Commissioner Starbuck requested that tenants who would be in the path of the proposed Sutter-Stockton Garage expansion, be notified of the possible expansion.

SUMMARY AND MINUTES OF THE REGULAR MEETING

FEBRUARY 8, 1979

RS78.77 - PUBLIC HEARING ON TENTATIVE MAP FOR A 6-UNIT CONDOMINIUM SUBDIVISION AT 155 HANCOCK STREET, SOUTH SIDE BETWEEN NOE AND SANCHEZ STREETS; LOT 47 IN ASSESSOR'S BLOCK 3584.

A case report was available. It was summarized by Alec Bash, City Planning Coordinator. Mr. Bash said that the staff recommendation was for approval with conditions.

Mr. Albert Polanski represented the applicant and urged approval.

Mary Goodsell, President of the Parkmerced Residents Association, said that she opposed the condominium but that she favored condominiums when they were well planned.

Ernest Sulbert said that he was a long-term resident of the area and that he favored condominiums because they would be good for the area.

Commissioner Bierman said that the Commission cared about the welfare of both owners and renters. She said that she would vote in favor of the proposal because of the high cost of new rental construction.

Commissioner Nakashima moved approval of the staff recommendation. The motion was seconded by Commissioner Bierman and passed by a vote of 6-1 as City Planning Commission Resolution No. 8172.
(Voting yes: Commissioners Bierman, Dearman, Matoff, Mignola, Nakashima, Rosenblatt; Voting no: Commissioner Starbuck.)

CURRENT MATTERS (CONTINUED)

President Rosenblatt made reference to the request of Marshall Hale Hospital to postpone for three (3) months its scheduled Conditional Use hearing.

President Rosenblatt noted that there was no one present representing the hospital.

Wayne Rieke, Planner IV, indicated that he had not been able to contact the administrator of the hospital but that a message had been left with the administrator's secretary.

In the context of State Assembly Bill No. 884, Robert Passmore, Planner V (Zoning), said that a three month extension could be problematic.

Commissioner Dearman said that she opposed any delay.

Representing the West Bay Health Systems Agency, Andrew Sun said that the Agency was prepared, if it got the necessary information, to complete its review of the hospital proposal to accommodate the Commission's scheduled hearing.

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Commissioner Starbuck moved that the staff draft a letter to Marshall Hale Hospital indicating that the constraints imposed by AB 884 made a postponement impossible and asking that the hospital make its submission to the West Bay Health Systems Agency. The motion was seconded by Commissioner Nakashima and passed unanimously.

With respect to the prior Conditional Use and its provision for "acute care" and "extended care" beds, Mr. Passmore said that the hospital would be notified that it was in violation of the Conditional Use.

RS78.78 - PUBLIC HEARING ON TENTATIVE MAP FOR A 6-UNIT CONDOMINIUM CONVERSION SUBDIVISION AT 5407 DIAMOND HEIGHTS BOULEVARD, EAST SIDE BETWEEN DIAMOND AND ADDISON STREETS; LOT 12 IN ASSESSOR'S BLOCK 7539.

A case report was available. It was summarized by Alec Bash, City Planning Coordinator. Mr. Bash said that the staff recommendation was for disapproval. There are a large number of conversions in the area, he said. Any additional conversions would not be consistent with the Master Plan.

Commissioner Bierman said that in her view, the city was too small for a large number of conversions in one area not to have an impact on the entire city.

Steve Zakula represented the applicant, the Pacific Union Company. Mr. Zakula said that conversion was a way of dealing with the increasing cost of housing. Tenants, he said, will be offered a ten percent discount.

Nancy Lieberoff, representing Citizens Against Condominium Conversion, said that there should be a moratorium tied to a five percent vacancy factor on conversions.

Mary Goodsell said that the issue was greed and speculation and urged disapproval.

Commissioner Starbuck moved the staff recommendation for disapproval. The motion was seconded by Commissioner Dearman and passed unanimously as City Planning Commission Resolution No. 8173.

RS78.73 - PUBLIC HEARING ON A TENTATIVE MAP FOR A 6-UNIT CONDOMINIUM CONVERSION SUBDIVISION AT 2806 UNION STREET, NORTH SIDE BETWEEN BAKER AND LYON STREETS; LOT 5 IN ASSESSOR'S BLOCK 948.

A case report was available. It was summarized by Alec Bash, City Planning Coordinator. Mr. Bash said that the recommendation was for consistency with the Master Plan and approval with conditions.

Joe Pirelli, the applicant, said that he was prepared to comply with the conditions which had been negotiated with the staff.

SUMMARY AND MINUTES OF THE REGULAR MEETING

FEBRUARY 8, 1979

Commissioner Bierman said that she was going to vote no. There is a housing crisis in this city. The Master Plan calls for housing choice but also maintenance of a suitable, quality, rental stock. She moved disapproval.

The motion was seconded by Commissioner Dearman and passed by a vote of 5-2 as City Planning Commission Resolution No. 8174.

(Voting yes: Commissioners Bierman, Dearman, Matoff, Nakashima, Starbuck;

Voting no: Commissioners Mignola, Rosenblatt.)

RS78.74 - PUBLIC HEARING ON TENTATIVE MAP FOR A 15-UNIT CONDOMINIUM CONVERSION SUBDIVISION AT 237 ARGUELLO BOULEVARD, WEST SIDE BETWEEN CALIFORNIA AND LAKE STREETS; LOT 7 IN ASSESSOR'S BLOCK 1361.

A case report was available. It was summarized by Alec Bash, City Planning Coordinator. Mr. Bash said that the case report had been amended to reflect a number of long-term tenancies in the sense of periods ranging from two to three months. Mr. Bash said that the recommendation was for approval with conditions.

Tim Tosta represented the applicant. Mr. Tosta said that his client had purchased the building in January of 1978. The building, he said, has been used for short-term tenancy. It has not been used as a hotel, and there have been no rentals for less than two weeks, he said. Mr. Tosta said that the building had not been used for typical rental housing and that the tenants had had knowledge of the building's use for short-term tenancy.

Commissioner Dearman noted that the policy of short term tenancy was the owner's choice.

Sandra James said that in October, she had signed a nine (9) month lease with no knowledge of the possible conversion.

Raymond James said that when he moved in, he was asked to sign away his right to purchase a converted unit. He said that he paid \$400 monthly for a one (1) bedroom unit.

Mary Goodsell expressed concern for anyone purchasing a unit in the building.

B.J. Massissini represented the San Francisco real estate community.

Ms. Ramirez said that she had been a resident at 237 Arguello Street since 1973. In October of 1978, she said that she was given thirty (30) days notice to move. I was never told that it was to be a hotel or condominium conversion, she said.

Commissioner Dearman moved disapproval of the application. The motion was seconded by Commissioner Starbuck and passed by a vote of 5-2 as City Planning Commission Resolution No. 8175.

(Voting yes: Commissioners Bierman, Dearman, Matoff, Nakashima, Starbuck;

Voting no: Commissioners Mignola, Rosenblatt.)

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FEBRUARY 8, 1979

- RS78.79 - PUBLIC HEARING ON TENTATIVE MAP FOR A 15-UNIT CONDOMINIUM CONVERSION SUBDIVISION OF FORMER NURSES OFFICES AND RESIDENCE AT 1155 PINE STREET, SOUTH SIDE BETWEEN LEAVENWORTH AND JONES STREETS; LOT 26 IN ASSESSOR'S BLOCK 276.

A case report was available. It was summarized by Alec Bash, City Planning Coordinator. Mr. Bash said that the recommendation was for consistency with the Master Plan and approval with conditions.

James Johnson represented the applicant. Mr. Johnson said that the applicant was prepared to comply with the staff's proposed conditions. Those units, he said, are being renovated and put back in the market. He said that for many years, the building had not been in truly rental use. It's a neighborhood of singles desiring small apartments. The building is uniquely suitable for conversion, and there is demand for that type of unit, he said.

Responding to Commissioner Starbuck, Mr. Johnson said that there was no parking.

Commissioner Bierman said that the type of rentals being proposed for conversion was scarce. We must preserve a quality rental stock, and I will move disapproval, she said.

Commissioner Starbuck said that rental housing in the Pine-Bush corridor had to be preserved. I'll second the motion, he said.

Mr. Johnson said that ownership opportunity for this type of unit was uncommon. There is a need, he said, for ownership opportunity.

In terms of the loss of rental housing in the Pine-Bush corridor, Commissioner Starbuck said that there was already the appearance of a "domino" effect.

The motion for disapproval passed by a vote of 5-2 as City Planning Commission Resolution No. 8176.
(Voting yes: Commissioners Bierman, Dearman, Matoff, Nakashima, Starbuck;
Voting no: Commissioners Mignola, Rosenblatt.)

- DR79.3 - CONSIDERATION OF DISCRETIONARY REVIEW AT 3241 MISSION STREET. PROPOSAL TO CONSTRUCT AN 3-UNIT APARTMENT BUILDING WITH A GROUND FLOOR COMMERCIAL USE IN A C-2 (COMMUNITY BUSINESS) DISTRICT; LOTS 42A, 43A AND 69 IN ASSESSOR'S BLOCK 5615.

Robert Passmore, Planner v (Zoning), reported that the City Attorney's Office had advised that the Commission take no action whatsoever with respect to this matter. The recommendation, he said, is that the Commission continue the matter.

SUMMARY AND MINUTES OF THE REGULAR MEETING

FEBRUARY 8, 1979

James Reilly, an attorney representing P.J. Brosnan asked to be permitted to speak before the Commission. Mr. Reilly said that the Commission had no jurisdiction. I am challenging your jurisdiction, he said, and if you go ahead, you'll take your chance.

Because of a pending law suit involving Mr. Reilly and Commissioners Bierman, Dearman and Starbuck, Commissioner Starbuck requested that the Commission permit those three Commissioners to abstain from any vote in the matter and to leave the meeting.

Commissioner Nakashima moved that the three Commissioners be permitted to abstain from any vote with respect to DR79.3. The motion was seconded by Commissioner Mignola and passed unanimously.

Mr. Reilly said that he was challenging the Commission's jurisdiction. He made the following statement:

P.J. Brosnan is the owner of those certain parcels in the City and County of San Francisco known as Lots 42A, 43A and 69, 3241 Mission Street, San Francisco, California. Mr. Brosnan, intending to develop these unimproved lots, applied for a building permit. Pursuant to this intention, Mr. Brosnan caused plans and specifications to be drawn for the construction of a building on the land. These plans conform in every way to the requirements and purposes of the Planning and Building Codes of the City and County of San Francisco, and were so found to be in conformity by the Planning staff.

Despite the conformity to code requirements of these plans, the Planning Commission exercised its so-called power of "discretionary review", and called for a hearing on the permit application. This review--designated DR79.3--was called as Items #7 and #8 on the Commission calendar for Thursday, February 8, 1979.

Discretionary review was calendared to prevent any further processing of the plans in light of a recommendation (before Proposition 13) that the land be acquired by the City for open space. At the time the case was called, Mr. Brosnan's attorney challenged the jurisdiction of the Commission.

APPLICABLE LAW

1. The local government units, and local government officials acting in their official capacities may be sued for damages under the Civil Rights Act of 1871.

Title 42, section 1983 of the United States Code provides:

Every person who, under color of any statute ordinance, regulation, custom, or usage, of any State or Territory, subjects, or causes to be subjected, any citizen of the United States or other person within the jurisdiction thereof to the deprivation of any rights, privileges, or immunities secured by the Constitution and laws, shall be liable to the party injured in an action at law, suit in equity, or other proper proceeding for redress.

In the case of Monell v. Department of Social Services of the City of New York (1978) 98 S.Ct. 2018, certain female employees of the above named department sued the department, and others, to challenge the policy of the defendants which required pregnant employees to take unpaid leaves. The suit sought both a declaration of the unconstitutionality of the practice/policy and an award of back pay.

The United States Supreme Court reviewed the legislative history of the act, as well as the former leading case of Monroe v. Pape (81 S.Ct. 473), and concluded that Monroe should be overruled to the extent that it held local governments absolutely immune from suit under 42 USC 1983. Such governmental units, and their officials, are "persons" within the purview of section 1983, and may be held liable for subjecting citizens, and others within U.S. jurisdiction, to violations of their civil rights as specified in that section. Liability extends to money damages, injunctive and declaratory relief.

Finally, the Court held the action or activity alleged to be unconstitutional, and giving rise to damages under section 1983, may be one that executes the government's policy or custom, whether made by lawmakers, or those whose edicts may fairly be said to represent official policy (Monell, supra, at p. 2038). Even though it may not have received formal approval through regular governmental, decision-making channels, a governmental "custom" which creates a deprivation of constitutional rights can be the basis of an action under this section (Monell, supra, at p. 2036).

2. The Planning Commission of the City and County of San Francisco, and other units of the government, have unconstitutionally deprived Mr. Brosnan of his vested and fundamental rights.

The pertinent sections of San Francisco Municipal and County law applicable to this case are as follows:

Section 7.500 of the San Francisco Charter provides:

7.500 Approval of Permits and Licenses

No permit or license that is dependent on or affected by the zoning, set-back or other ordinances of the city and county administered by the city planning commission, shall be issued except on the prior approval of the city planning commission. (emphasis supplied)

Section 26 of Article III of the Municipal Code provides:

SEC. 26. Facts to Be Considered by Departments.

In the granting or denying of any permit, or the revoking or the refusing to revoke any permit, the granting or revoking power may take into consideration the effect of the proposed business or calling upon surrounding property and upon its residents, and inhabitants thereof; and in granting or denying said permit, or revoking or refusing to revoke a permit, may exercise its sound discretion as to whether said permit should be granted, transferred, denied or revoked. (emphasis supplied)

As pertains to Section 26, Article III, it is Sections 1.00 through 1.74, inclusive, of the Municipal Code which specify what offices, departments and/or commissions are the granting/revoking authorities for any given permit or license. Nowhere in Section 1.00 through 1.74 is the Planning Commission specified as a permit-issuing body.

Finally, Section 2 of Article III of the Municipal Code sets forth cases in which a granting/revoking authority must obtain Planning Commission approval of a given application for permit license:

SEC. 2. Approval of City Planning Commission.

The head of any department or office authorized to issue permits or licenses shall secure the approval of the City Planning Commission for any application for a permit or license, in any case where it is not clearly prescribed by the zoning ordinances and regulations of the city and county that the business, enterprise or activity for which application for a permit is made, can legally be established on or at the location covered in the application for permit.

Read together, and within the context of this case, these sections clearly demonstrate that the Planning Commission has used a policy and "custom" such as to deprive Mr. Brosnan of his rights under the constitution.

First, it is clear that the Planning Commission is a body upon whom has been bestowed only the duty to "approve" or "disapprove" a permit affected by zoning, and other related laws of the City and County of San Francisco. It is not a granting/revoking authority such that Section 26 of the Code would apply to its activities.

Second, since in this case all applicable codes and ordinances have been complied with, there was no independent requirement to consult the Planning Commission pursuant to Section 2 of the Code.

SUMMARY AND MINUTES OF THE REGULAR MEETING

FEBRUARY 8, 1979

Although no doubt existed as to the compliance of Brosnan's plans with all laws, the Planning Commission called for a hearing on this matter under color of its purported power of "discretionary review"--a power that a careful reading of Charter Section 7.500, and Municipal Code Section 26 demonstrates it does not, in fact, have.

The Commission lacks jurisdiction to proceed in this matter for the reasons set out above. Further, if the Commission does abuse its power and acts in this matter, then the City and County of San Francisco and each Commissioner personally may have to respond for damages caused to Mr. Brosnan by their actions under the provisions of 42 USC 1983.

At the conclusion of Mr. Reilly's statement, President Rosenblatt said that the staff recommendation was to continue the matter to permit time for City Attorney's review. The staff, he said, believes that the review should be completed by March 1, 1979.

Sam Schneider, representing the applicant, asked that the Commission permit Mr. Brosnan's plans to be processed. The applicant should not suffer inflationary construction costs, he said.

The Commission agreed that Mr. Brosnan's plans should be processed as under usual conditions.

Commissioner Matoff moved that the matter be continued no later than March 1, 1979. The motion was seconded by Commissioner Nakashima and passed unanimously.

Frank Gallagher expressed a desire to speak on the matter. President Rosenblatt said that, on the advisement of the City Attorney's Office, the Commission was not prepared to take public testimony or discuss the matter.

O.M. Corbett expressed a desire to speak. Again, President Rosenblatt indicated that the Commission was not prepared to discuss the matter.

DR78.82 - CONSIDERATION OF DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 7812898 AT 1007 TARAVAL STREET. PROPOSAL TO BUILD A NEW BRANCH BANK FACILITY OF APPROXIMATELY 15,500 SQUARE FEET AND AN UNDERGROUND PARKING GARAGE FOR 25 CARS ON A TOTAL SITE OF 130 FOOT FRONTAGE TO INCLUDE LOTS 1, 2 AND 24 IN ASSESSOR'S BLOCK 2405, AFTER DEMOLITION OF EXISTING 6,000 SQUARE FOOT BRANCH BANK FACILITY, AND TWO ADJACENT COMMERCIAL PROPERTIES.

Robert Passmore, Planner V (Zoning), indicated that the environmental evaluation for the building permit application had not been completed and

SUMMARY AND MINUTES OF THE REGULAR MEETING

FEBRUARY 8, 1979

that no action on the Discretionary Review was possible. Mr. Passmore said that action was possible on the set-back which effects the bank's proposal.

The Commission agreed that it desired to take Discretionary Review and to hear the set-back simultaneously. The Commission Secretary called DR78.82 and S78.2.

S78.2 - 1007 TARAVAL STREET, SOUTHWEST CORNER OF 20TH AVENUE; LOT 1 IN ASSESSOR'S BLOCK 2405.
ABOLITION OF A 15-FOOT SET-BACK ALONG 20TH AVENUE.

A case report was available. It was summarized by M^{rs} Anne Miller, Planner II.

Representing the applicant, Rick Silliman said that the present structure was a 50 years old wood-frame building with building code deficiencies. We're asking for a twenty-one percent increase in space, he said. That amounts to 15,284 square feet. Mr. Silliman said that space standards for employees had increased. Responding to Mr. Passmore, Mr. Silliman said that building code requirements were the basis of the need for additional space.

George Matsamoto, the project architect, said that a suitable structure could not be constructed in the context of a 15 feet set back. A big building is being prepared, he said, but we've tried to reduce the environmental impact.

Mr. Matsamoto said that the structure would be 18 feet at the garage entrance. Twelve feet high, terraced planter boxes at the garage entrance would separate the building from the adjoining residential house, he said.

Commissioner Bierman said that the proposed building was too powerful, too much for the neighborhood and that there would be no need for off-street parking if it were smaller.

Responding to Rai Okamoto, the Director of Planning, Mr. Silliman said that the bank could operate on two levels but that it would be inefficient.

Commissioner Starbuck asked where the institutional intrusion would stop. Mr. Sulliman said that the facility would add to the commercial viability of the area.

Robert Kuhn said that his house was the second from the proposed garage entrance. Our residential tranquility will be destroyed, he said.

Mr. McDowell, whose mother lived immediately adjacent to the proposed garage entrance, said that the facility would disrupt the neighborhood.

SUMMARY AND MINUTES OF THE REGULAR MEETING

FEBRUARY 8, 1979

Joe Balanessi, representing the Parkside Improvement Association, said that conflicts in situations where residential and commercial uses were in proximity were inevitable. The garage entrance should not be on Taraval, he said, and the front facade on Taraval Street should be broken up.

Bill Slissman, President of the Taraval Parkside Merchants Association, said that the bank had to expand and that the parking was needed.

Thomas McNaughton said that the area was commercially saturated. At some point parking demand will exceed parking capacity in the facility, he said.

Mrs. McDowell, whose house, she said, was immediately adjacent to the proposed structure on 20th Avenue, said that she was opposed.

Alva Sarobia, a resident of the immediate area, said that the result would be noise and pollution and that she was opposed.

Responding to President Rosenblatt, Mr. Silliman said that the bank did not plan major change to the proposed design. In terms of the Taraval Street facade, the garage appearance and security, we are prepared to make cosmetic changes, he said.

Commissioner Bierman said that the garage entrance would be dangerous and said that it was completely inappropriate in a residential neighborhood.

Mr. Passmore said that the recommendation was to continue to March 15, 1979.

President Rosenblatt asked the staff to work out all design changes before the matter returned to the Commission.

Commissioner Nakashima moved that DR78.82 and S78.2 be continued to March 15, 1979. The motion was seconded by Commissioner Starbuck and passed unanimously.

 ZM78.15 - REQUEST FOR RECLASSIFICATION OF PROPERTY AT 892 CORBETT
 (E74.231) AVENUE, NORTHWEST CORNER AT HOPKINS STREET; LOT 13 IN
 ASSESSOR'S BLOCK 2669, FROM AN RH-1 (HOUSE, ONE-FAMILY)
 DISTRICT TO AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.
 (CONTINUED FROM THE MEETING OF FEBRUARY 1 1979.)

Fred Capignola represented the applicant. He said that it was a standard 25 feet lot fronting on Corbett Avenue. Immediately Adjoining it are three and four unit buildings, he said. The character of the neighborhood is not single-family. We are asking only for the same zoning as the remainder of the lots on Corbett Avenue.

Robery Passmore, Planner V (Zoning), said that the proposed density was too great, that Hopkins Street was single family in character and that the

SUMMARY AND MINUTES OF THE REGULAR MEETING

FEBRUARY 8, 1979

recommendation was for disapproval.

Commissioner Nakashima moved the staff recommendation for disapproval. The motion was seconded by Commissioner Starbuck and passed unanimously as City Planning Commission Resolution No. 8177.

Mr. Mazzolu, the property owner, said that every lot on the block was RH-3. Mine is the only RH-1. I want to make more housing for the people, he said.

EE78.274 - APPEAL OF NEGATIVE DECLARATION ON THE ELSIE STREET WIDENING, 100 BLOCK OF ELSIE STREET, SOUTHWEST OF ESMERALDA AVENUE TO VIRGINIA STREET, BETWEEN ASSESSOR'S BLOCKS 5618 AND 5619. (CONTINUED FROM THE MEETING OF JANUARY 18, 1979.)

Representing the staff of the Office of Environmental Review, Barbara Sahm, Assistant Environmental Review Officer, said that street widening had been mandated by both the City Planning Commission and the Bureau of Permit Appeals as a condition of proposed development on Elsie Street. Ms. Sahm discussed the preliminary negative declaration. For discussion and possible inclusion in the negative declaration, she introduced a list of suggested changes in mitigation for EE78.274.

Robert Passmore, Planner V (Zoning), said that the Commission had three options: 1. Adopt the negative declaration with additional mitigation measures, 2. Adopt the negative declaration with the mitigation measures as presently proposed, and 3. Require an Environmental Impact Report.

After a discussion of the preliminary negative declaration and the suggested changes in mitigation measures, in which Commissioners Bierman and Dearman expressed concern about the adequacy of the proposed plan in terms of emergency vehicle access and resident safety, the Commission took public testimony.

Roger Borgenicht, of the Northwest Bernal Block Club, said that the proposed plan threatened the life and safety of residents of the neighborhood. An EIR should be required, he said. Further, Mr. Borgenicht said that an EIR would provide a statutory context within which the proposed plan and the Elsie Street Plan could be compared.

Mr. Borgenicht concluded his remark by saying that the proposed plan offered no solution for problems including parking, emergency vehicle access, width of sidewalks, cracks in the street, sewage back-up and slope stability.

Margaret Randolph, a member of Neighborhood Building Review Board, said that the Board had worked satisfactorily with two builders with plans proposed for the area.

SUMMARY AND MINUTES OF THE REGULAR MEETING

FEBRUARY 8, 1979

Jean Hamer said that sewage was a real problem in the area.

Penny Potlisch said that the neighborhood supported the Elsie Street Plan and not the proposal under consideration.

Buck Bagot, of the Elsie Street Group of the Northwest Bernal Block Club, said that virtually every resident of the 100 block of Elsie Street supported the Elsie Street Plan.

Kathy Smith, of the Independent Living Center, said that the Neighborhood supported the Elsie Street Plan.

Richard LeCount, owner of lots 15 and 16 in the 100 block of Elsie Street, said that he had been successful in working with the Neighborhood Building Review Board.

Cliff Girard represented the Department of Public Works and said that the Department would have recommended a minimum sidewalk width of three (3) feet in some sections of Elsie Street.

Peter Macchi, an attorney, represented Mr. Richard Alvarez, the project sponsor. Mr. Macchi said that Chief Rose of the San Francisco Fire Department had expressed a preference for the proposed Alvarez Plan. Additionally, Mr. Macchi said that Bill Sheeheen of the Department of Public Works, Streets and Paving, did not believe that there was slippage associated with the crack in the 100 block of Elsie Street. Mr. Macchi said that a 4 feet sidewalk would be installed on the northwest side of the street.

Further, Mr. Macchi said that a comparison of the Alvarez Plan and the Elsie Street Plan would reveal that the proposed Alvarez Plan was the safer plan.

Responding to President Rosenblatt, Buck Bagot said that a principal difference between the proposed plan and the Elsie Street plan was the absence of provisions for slope stabilization in the proposed plan.

Commissioner Bierman said that she believed that the environmental evaluation and preliminary negative declaration did not contain enough information.

Mr. Passmore said that the Department could ask other City departments to review the two plans and comment before a Master Plan referral came before the City Planning Commission. Further, Mr. Passmore said that the Commission had two alternatives: 1. Continue the appeal hearing and ask for an expanded negative declaration and 2. Deny the appeal.

Art Michaels, a project sponsor, said that he had confidence in the ability of city agencies to conduct a competent analysis of the plans.

SUMMARY AND MINUTES OF THE REGULAR MEETING

FEBRUARY 8, 1979

President Rosenblatt said that in terms of a comparison of the two plans, life-safety issues should be the primary focus.

Commissioner Starbuck, referring to an earlier presentation of pictures showing a moving van negotiate Elsie Street, asked if the project sponsor would produce pictures showing a standard width, San Francisco fire vehicle negotiating the same section of Elsie Street.

Commissioner Starbuck moved that the matter be continued indefinitely for the purpose of gathering the requested information. The motion was seconded by Commissioner Mignola and passed unanimously.

The meeting was adjourned at 7:30 p.m.

Respectfully submitted,

Lee Woods, Jr.
Secretary

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SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE REGULAR MEETING
THURSDAY
FEBRUARY 15, 1979
ROOM 282, CITY HALL
1:30 P.M.

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SAN FRANCISCO
CITY PLANNING COMMISSION

PRESENT: Commissioners Bierman, Dearman, Matoff, Mignola, Nakashima, Rosenblatt, Starbuck

ABSENT: None

Approval of Minutes

Minutes of the Regular Meeting of July 20, 1978.
APPROVED AS SUBMITTED

Vote: 6-0

1:30 P.M.

1. Current Matters

A. Director's Report

The Director asked and Commissioners Dearman, Nakashima and Rosenblatt agreed to participate in the briefing of the selection panel for the Deputy Director.

B. Commissioners' Questions and Matters

President Rosenblatt requested and the Commission agreed to schedule an executive session to discuss litigation.

Commissioner Matoff and President Rosenblatt asked the staff to seek to classify the question of the Master Plan Referral for the proposed Embarcadero Center No. 4 and to determine if there are alternative sites proposed as locations for the theatre.

2:00 P.M.

2. EE79.16 - Appeal of Negative Declaration for the Proposal to Reclassify Property in the Civic Center Area Bounded by Market, Fulton and Hyde Streets and United Nations Plaza and Bounded by Seventh, Leavenworth and Market Streets and United Nations Plaza, Lots, 7, 14, 18, 19, 22, 32, 33, 36, 37, 39 and 40, and Portions of Lots 8 and 9 in Assessor's Block 351; from an 80-X Height and Bulk District to a District to be Determined Ranging Between 20-X and 110-X.
DISAPPROVED RESOLUTION NO. 8178 Vote: 6-1
(Voting yes: Commissioners Bierman, Dearman, Matoff, Mignola, Nakashima, Rosenblatt; Voting no: Commissioner Starbuck.)

3. ZM78.16 - Proposal to Reclassify Property in the Civic Center Area Bounded by Market, Fulton and Hyde Streets and United Nations Plaza and Bounded by Seventh, Leavenworth and Market Streets and United Nations Plaza, Lots 7, 14, 18, 19, 22, 32, 33, 36, 37, 39 and 40, and Portions of Lots 8 and 9 in Assessor's Block 351; from an 80-X Height and Bulk District to a District to be Determined Ranging Between 20-X and 110-X.

(Continued from the Meeting of January 25, 1979.)

DISAPPROVED

RESOLUTION NO. 8179

Vote: 3-4

(Voting yes: Commissioners Mignola, Nakashima, Rosenblatt;
Voting no: Commissioners Bierman, Dearman, Matoff, Starbuck.)

2:30 P.M.

4. DR79.2 - Discretionary Review of Boas Renovation Proposal at 10 South Van Ness Avenue; Southwest Corner at Market Street, Lots 3A and 4 in Assessor's Block 3506.
- APPROVED RESOLUTION NO. 8180 Vote: 5-1
(Voting yes: Commissioners Bierman, Dearman, Matoff, Nakashima, Rosenblatt; Voting no: Commissioner Starbuck; Abstained: Commissioner Mignola.)

3:30 P.M.

5. DR79.4 - Discretionary Review of Building Permit Application No. 7811408 at 1945 Union Street; Lot 39 in Assessor's Block 542.
- PASSED MOTION TO CONTINUE, BUT NOT BEYOND MARCH 29, 1979

Vote: 7-0

ADJOURNED: 7:30 P.M.

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SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE REGULAR MEETING
THURSDAY

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FEBRUARY 22, 1979
ROOM 282, CITY HALL
1:30 P.M.

PRESENT: Commissioners Bierman, Dearman, Mignola, Matoff, Nakashima, Starbuck.

ABSENT: Commissioner Rosenblatt

Approval of Minutes

Minutes of the Regular Meeting of February 1, 1979.
CONTINUED TO MARCH 1, 1979

Vote: 6-0

1:30 P.M.

1. Current Matters

A. Director's Report

The Director said that it was necessary to submit a supplemental budget request to provide ad valorem funding for Title II funded positions in the Office of Environmental Review. The request, he said, is in the amount of \$135,346. The Director asked the Commission to approve the supplemental budget.

Commissioner Starbuck moved approval of the supplemental budget. The motion was seconded by Commissioner Bierman and passed unanimously. (Absent: Commissioner Rosenblatt)

Vote: 6-0

B. Commissioners' Questions and Matters

Commissioner Starbuck requested, again, that the staff seek to identify possible sources of funding for an Emergency Operating Center. I believe, he said, that there is a strong possibility that there are Federal Civil Defense funds available for this type of facility.

The Director of Planning agreed to explore the possibility of Civil Defense funds and other federal funds.

2:00 P.M.

2. EE78.340 - Appeal of Preliminary Negative Declaration for Zoning Reclassification of Height and Bulk Limitations; Nob Hill, Generally Between Powell, Larkin and Bush Streets and Pacific Avenue, Consisting of all of Assessor's Blocks 182, 183, 187-189, 214-222, 246-254 and 274-278, and Lots 14-18 in Assessor's Block 181, Lots 1-24, 31 and 36 in Assessor's Block 181, Lots 5-10 in Block 185, Lots 1-7 and 23-28 in Block 186, Lots 8-16 in Block 190, Lots 20-22 in Block 212, Lots 2-25 in Block 213, Lots 1-9 in Block 644, Lots 1-4 in Block 645, Lots 8-14 in Block 223, Lot 1 in Block 245, Lots 8-13 in Block 273, Lots 1, 2 and 14-23 in Block 279, Lots 1, 2 and 19-31 in Block 280, Lots 1, 1A, 1B and 13-19 in Block 281, Lots 1-3 and 10-17 in Block 282, Lots 1-3 and 12-22 in Block 283, Lots 1-6 in Block 621, Lots 1-6 in Block 620 and Lots 15-18, 13 and 25 in Block 284; from 80-A, 105-A, 130-D, 130-E, 160-D, 160-F, 200-D, 200-E, 240-D, and 320-E Height and Bulk Districts to 50-X to 65-A, 80-A and 160-A Height and Bulk Districts.
NO ACTION TAKEN; APPEAL WITHDRAWN.

3:00 P.M.

3. ZT78.6 - Public Hearing on Proposed Amendments, Initiated by the Board of Supervisors, to the Text of the City Planning Code, Relating to Residential Districts and Development.
NO ACTION TAKEN.

4:00 P.M.

4. Public Hearing on Recommendations for Amendments to the Subdivision Code as it Relates to Condominium Conversion Subdivisions.
APPROVED RESOLUTION NO. 8181.

Vote: 6-0

ADJOURNED: 6:15 P.M.

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SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE REGULAR MEETING
THURSDAY
MARCH 1, 1979
ROOM 282, CITY HALL
12:00 NOON

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PRESENT: Commissioners Bierman, Dearman, Mignola, Matoff, Nakashima, Rosenblatt, Starbuck

ABSENT: None

Approval of Minutes

Minutes of the Regular Meetings of February 1, 1979, and February 8, 1979.
APPROVED AS SUBMITTED
Vote: 7-0

12:00 Noon

1. Members of the Commission and staff departed from 100 Larkin Street at 12:00 Noon to visit sites of March zoning cases.

1:30 P.M.

2. Current Matters

A. Director's Report

Robert Passmore, Planner V (Zoning), said that pursuant to the Commission action with respect to the proposal at 423 Burnett Avenue, the applicant's architect had submitted plans for a structure not exceeding thirty (30) feet. We are prepared to recommend to the applicant to proceed with final plans. However, he said that a building permit application would not be approved before completion of conversion of the existing two-unit building. There was no Commission disagreement.

Rai Okamoto, Director of Planning, said that with respect to the proposed Embarcadero Center No. 4, the staff had concluded to recommend against any closure of Davis Street. There are transit considerations, he said.

B. Commissioners' Questions and Answers

Commissioner Starbuck said that CALTRANS and the Transbay Terminal Authority were interested in and prepared to discuss the location of the Airporter Bus Service in the Transbay Terminal.

President Rosenblatt asked the Director to return in one week, if possible, with a work program for a downtown development study and a supplemental budget for fiscal year 1979-80.

With respect to the proposed Capital Improvements Budget, Commissioner Starbuck moved that the priority rating for the proposed Emergency Operating Center, be changed from "B" to "A" and that the funding code be changed to "O" to indicate other funding sources. The motion was seconded by Commissioner Nakashima and passed unanimously.

Commissioner Starbuck requested that Plans and Programs staff assemble, in the form of a resolution, all Commission actions related to the Embarcadero Freeway. There are funds to get rid of that Freeway, he said.

Commissioner Starbuck requested that Dr. Selina Bendix, Environmental Review Officer, submit a letter, detailing the environmental review status of the Lyman Gee proposal, to the Commission.

Commissioner Starbuck said that it was his belief that the Victorian Muse Project was approved for 87 units. I believe that what's being constructed is far in excess of 87 units. He asked that the staff verify the number of units under construction.

President Rosenblatt asked to have the Housing Opportunity Sites Report calendared for public comment.

President Rosenblatt indicated that the Northeastern Waterfront Advisory Committee's final land use conclusions would be discussed at a meeting on Wednesday, March 14, 1978, at 2:00 p.m.

2:00 P.M.

3. EE 77.324 - Public Hearing on Draft Environmental Impact Report Amendment to EE76.74 for the Proposed Stonestown Shopping Center Renovation Project; Blocks Generally Bounded by Buckingham Way and 19th Avenue at Stonestown Shopping Center, in Assessor's Blocks 7295 and 7296.
Proposal to Expand and Enclose the Stonestown Shopping Center, Adding 92,000 Square Feet of Second-Level Retail Sales Area; Construction of a Three-Level, 857-Space Parking Structure in the Present Parking Lot Area East of the Mall; and Construction of a New Access Road, North of the Parking Structure.

To avoid a possible conflict of interest situation, Commissioner Dearman requested that the Commission permit her to abstain from any vote in the matter. Commissioner Bierman moved that Commissioner Dearman be permitted to abstain. The motion was seconded by Commissioner Nakashima and passed unanimously.

PASSED MOTION TO CLOSE THE PUBLIC HEARING AND TO CALENDAR A CERTIFICATION HEARING ON APRIL 5, 1978. Vote: 6-0

4. CU78.14 - Blocks Generally Bounded by Buckingham Way and 19th Avenue at Stonestown Shopping Center, in Assessor's Blocks 7295 and 7296.
Modification of Stipulations Applicable to Proposal to Expand and Enclose the Stonestown Shopping Center, Adding 92,000 Square Feet of Second-Level Retail Sales Area; Construction of a Three-Level, 857-Space Parking Structure in the Present Parking Lot Area East of the Mall; and Construction of a New Access Road, North of the Parking Structure in a C-2 (Community Business) District.
(To be continued until Certification of Final Environmental Impact Report for EE77.324.)
PASSED MOTION TO CONTINUE TO APRIL 5, 1979 Vote: 6-0
(Abstained: Commissioner Dearman)

3:00 P.M.

5. CU78.55 - Pier 23, the Embarcadero at the Foot of Greenwich and Front Streets.
Request for Conditional Use Authorization for Expansion of an Existing Bar and Restaurant from 1,423 to 3,642 Square Feet, a Non-Maritime Use in the Northern Waterfront Special Use District No. 1, in an M-1 (Light Industrial) District.
(Continued from the Meeting of November 9, 1978.)
APPROVED RESOLUTION NO. 8182 Vote: 4-3
(Voting yes: Commissioners Dearman, Mignola, Nakashima, Rosenblatt; Voting no: Commissioners Bierman, Matoff, Starbuck.)

6. CU78.74 - 170 Corwin Street, East Side Between Douglass Street and Kite Hill, Lot 22, in Assessor's Block 2714.
Request for Conditional Use Authorization for Addition of Fifth Unit on a Lot with an Area of 5,210 Square Feet when 1,000 Square Feet is Required per Dwelling Unit, in an RH-3 (House, Three-Family) District.
APPROVED RESOLUTION NO. 8183 Vote: 7-0

3:30 P.M.

7. CU79.1 - 1278 - 35th Avenue, East Side Between Irving Street and Lincoln Way, Lot 28 in Assessor's Block 1716.
Request for Conditional Use authorization for Residential Care Facility for Eight Persons, Previously Utilized for Six Persons, in an RH-2 (House, Two-Family) District.
APPROVED RESOLUTION NO. 8184 Vote: 7-0
8. CU79.5 - 7777 Geary Boulevard, Southeast Corner at 42nd Avenue, Lots 42, 52, 53 and 54 in Assessor's Block 1503.
Request for Conditional Use Authorization for Child Care Facility for Approximately 35 Children within Existing Church, in an RM-1 (Mixed Residential, Low Density) District Initiated by the Board of Supervisors for an RH-2 (House, Two-Family) District.
APPROVED RESOLUTION NO. 8185 Vote: 7-0

4:00 P.M.

9. DR79.3 - Consideration of Discretionary Review at 3241 Mission Street. Proposal to Construct an 8-Unit Apartment Building with a Ground Floor Commercial Use in a C-2 (Community Business) District; Lots 42A, 43A and 69 in Assessor's Block 5615. (Continued from the Meeting of February 8, 1979.)
NO ACTION TAKEN
10. DR79.3 - Discretionary Review at 3241 Mission Street. Proposal to Construct an 8-Unit Apartment Building with a Ground Floor Commercial Use in a C-2 (Community Business) District; Lots 42A, 43A and 69 in Assessor's Block 5615. (Continued from the Meeting of February 8, 1979.)
NO ACTION TAKEN

Adjourned: 5:30 p.m.

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SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE REGULAR MEETING
THURSDAY
MARCH 8, 1979
ROOM 282, CITY HALL
1:30 P.M.

MAR 29 1979

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PRESENT: Commissioners Bierman, Matoff, Mignola, Nakashima, Rosenblatt, Starbuck

ABSENT: Commissioner Dearman

Approval of Minutes

Minutes of the Regular Meetings of September 7, 1978, and February 15, 1979.

APPROVED WITH CORRECTIONS

Vote: 4-0

(Absent: Commissioners Dearman, Matoff, Mignola)

1:30 P.M.

1. Current Matters

A. Director's Report

With respect to a Downtown Development Study and Plan, the Director announced that key elements of a work program were being revised and that he expected to present the work program to the Commission on March 15, 1979.

The Director of Planning reported that BART was proceeding with the development of a parking facility in the Southwest corner of the City. This is being done without Conditional Use approval, he said. The Director said that he would write the City Attorney's Office and request a clarification of jurisdiction.

Alec Bash, City Planning Coordinator, reported that Supervisor Carol Ruth Silver had introduced recommendations for amendments to the Subdivision Code. Mr. Bash described the Supervisor's proposals in the context of City Planning Commission recommendations.

Commissioner Bierman said that the Supervisor's recommendations seemed to be major proposals. She asked if there was the necessity for a Commission hearing. Mr. Bash said that the recommendations would not effect the City Planning Code and that no Commission hearing was mandatory.

Commissioner Bierman said that the introduction of major new recommendations made even more clear the need for a moratorium in the interim. She said that perhaps a letter, reaffirming the Commission's belief in the need for a ninety (90) day moratorium, should be sent to the Board.

Mr. Bash said that he believed that the City Attorney was not prepared to endorse the concept of a retroactive moratorium. Commissioner Bierman said that she did not realize that the issue was so clear.

Commissioner Starbuck moved that the Director send a letter to the President of the Board and the Chairperson of the Planning, Housing and Development Committee. Indicate, he said, the total number of units for which there are conversion applications pending and the need for a separate debate on the moratorium as opposed to the ordinance recommendations. The motion was seconded by Commissioner Bierman and passed unanimously.

B. Commissioners' Questions and Matters

Commissioner Starbuck requested and the Commission agreed to have a consideration of the Sutter-Stockton Garage expansion proposal calendared as a separate item.

Commissioner Bierman said that she had received a telephone call from a tenant of a building at 1966 Pacific Avenue. The building, she said, was approved for conversion with a condition that tenants could receive a maximum of \$2,000 for moving expenses. The tenant is having difficulty collecting the moving expenses, she said. She requested the staff to see if something could be done.

Commissioner Bierman asked that the staff inform the Commission of the status of the proposed RC-1 district on Sacramento Street between Spruce and Lyon Streets.

President Rosenblatt asked the staff for a progress report on the enforcement action related to Marshal Hale Hospital.

2:00 P.M.

2. EE79.52 - PUBLIC HEARING ON DRAFT ENVIRONMENTAL IMPACT REPORT FOR WASTE WATER SLUDGE MANAGEMENT PROJECT FOR THE BAY REGION AND THE CITY AND COUNTY OF SAN FRANCISCO.

Proposal for a Two-Stage Composting and Landfilling Project for San Francisco Sewage Sludge Disposal. Alternative Sites in the City of Brisbane and in the City of Mountain View are Proposed for the Composting Operation.

PASSED MOTION NOT TO CLOSE THE PUBLIC HEARING AND TO REQUEST THAT ADDITIONAL INFORMATION BE PROVIDED IN TERMS OF IMPACTS ANALYSIS AND ALTERNATIVES AND TO CONTINUE TO APRIL 12, 1979.

Vote: 6-0

3:00 P.M.

3. MP79.1 - KAISER FOUNDATION HOSPITAL, 2425 GEARY BOULEVARD, 2200 O'FARRELL STREET AND RELATED PROPERTY WHICH IS A PART OF THE KAISER SAN FRANCISCO MEDICAL CENTER: Lot 34 in Assessor's Block 1080, Lot 5 in Assessor's Block 1095, Lots 12, 44 and 45 in Assessor's Block 1098 and Lots 22 in Assessor's Block 1101. Public Hearing on the Institutional Master Plan for the Development of the Hospital over the next Ten or More Years.
NO ACTION TAKEN
(Absent: Commissioner Dearman)

4:00 P.M.

4. DR78.76 - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NOS. 7805251, 7805252 AND 7805253 TO CONSTRUCT THREE 2-UNIT BUILDINGS AT 111 TO 121 RIPLEY STREET, Assessor's Block 5524; Lots 33, 33A and 33B in an RH-2 District.
(Continued from the Meeting of October 26 and November 16, 1978.)
APPROVED RESOLUTION NO. 8186 Vote: 6-0
(Absent: Commissioner Dearman)

4:30 P.M.

5. Consent Calendar

- a. R78.4 - ACQUISITION OF PROPERTY AT WEST CORNER OF KEITH AND YOSEMITE STREETS, Lot 1 in Assessor's Block 5419, for a Senior Citizen's Multi-Purpose Community Center.
PASSED MOTION TO PERMIT THE DIRECTOR TO REPORT THAT THE MATTER IS IN CONFORMITY WITH THE MASTER PLAN. Vote: 6-0
(Absent: Commissioner Dearman)
- b. R78.42 - VACATION OF SOUTHERLY PORTION OF EAGLE STREET BETWEEN MONO AND YUKON STREETS for Merger with Ten Abutting Properties on Lots 1, 1A, 1B, 3B, 3C and 12 to 16 in Assessor's Block 2713, Resulting in a Roadway Width of 28 Feet and Two Six-Foot Sidewalks.
PASSED MOTION TO PERMIT THE DIRECTOR TO REPORT THAT THE MATTER IS IN CONFORMITY WITH THE MASTER PLAN. Vote: 6-0
(Absent: Commissioner Dearman)
6. R73.68 - VACATION OF FARGO PLACE, Southwest of Boardman Place, Between Bryant and Brannan Streets, to Permit Private Parking.
PASSED MOTION TO PERMIT THE DIRECTOR TO REPORT THAT THE MATTER IS NOT IN CONFORMITY WITH THE MASTER PLAN. Vote: 6-0
(Absent: Commissioner Dearman)
7. R78.34 - SIDEWALK NARROWING AT 22 LOWER TERRACE, North of Saturn Street, Lot 22A in Assessor's Block 2626, to Permit Extension of Garage Serving 101-03 Lower Terrace.
PASSED MOTION TO PERMIT THE DIRECTOR TO REPORT THAT THE MATTER IS IN CONFORMITY WITH THE MASTER PLAN. Vote: 6-0
(Absent: Commissioner Dearman)

Commissioners' Questions and Matters Continued

Commissioner Starbuck requested that the Office of Environmental Review notify the Commission of the environmental review status of the proposed Airport Terminal. He asked that the staff notify the Commission when the Lyman Gee permit is received by the Department. Further, he asked to know the content of a letter from the Transportation Policy Group (TPG) to CALTRANS on the proposed 4th Street on-ramp.

With respect to the North Point Pier Project (Pier 39), Commissioner Starbuck asked that TPG direct its attention to problems of vehicular and pedestrian circulation. Further, he asked the staff to determine if the triangular piece of seawall Lot No. 312 was to have been included in the park of the North Point Pier Project.

Adjourned: 5:30 p.m.

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SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE REGULAR MEETING
THURSDAY

MARCH 15, 1979
ROOM 282, CITY HALL
1:00 P.M.

MAR 29 1979

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PRESENT: Commissioners Bierman, Christensen, Mignola, Nakashima, Rosenblatt, Starbuck

ABSENT: Commissioner Dearman

Approval of Minutes

Minutes of the Regular Meetings of September 14, 1978 and February 22, 1979.
APPROVED AS SUBMITTED

Vote: 6-0

1:00 P.M.

1. Current Matters

A. Director's Report

Rai Okamoto, Director of Planning, requested and the City Planning Commission agreed to schedule a Budget and Personnel Committee Meeting for March 20, 1979. We would like to discuss the Department's proposed budget for fiscal year 1979-80, he said.

The Director reported that in response to advisement from the City Attorney's Office, the Department had signed off, on March 14, 1979, on the Lyman Gee Apparel Mart permit. Also, the Director reported that the Acting Zoning Administrator, Robert Passmore, had sent Marshall Hale Hospital a Cease Violation letter on March 14, 1979.

The Director introduced a draft resolution which would authorize the Director to enter into a contract with Wilbur Smith and Associates for consultant services in the context of the Transit Preferential Streets Demonstration Program. He asked that the City Planning Commission approve the agreement for an amount not to exceed \$58,000.

Commissioner Starbuck said that the Department already possessed an excellent study for a preferential streets program. Nothing has been done with that study, he said, and I am opposed to any new study.

Glen Erikson, Transit Preferential Streets Coordinator, said that the proposed contract was for implementation and not additional study.

Commissioner Mignola moved approval of the draft resolution. The motion was seconded by Commissioner Nakashima and passed by a vote of 5-1 as City Planning Commission Resolution No. 8187.
(Voting yes: Commissioners Bierman, Christensen, Mignola, Nakashima, Rosenblatt; Voting no: Commissioner Starbuck.)

Resolution Authorizing the Director of City Planning to Submit a Supplemental Budget Request to the Board of Supervisors for Funds to Prepare a Downtown Development Plan and Implementation Program.

(Continued from the meeting of March 8, 1979.)

APPROVED

RESOLUTION NO: 8188

Vote: 5-1

(Voting yes: Commissioners Bierman, Christensen, Mignola, Nakashima, Rosenblatt; Voting no: Commissioner Starbuck; Absent: Commissioner Dearman.)

B. Commissioners' Questions and Matters

Commissioner Nakashima asked if there was an estimate of when the neighborhood commercial studies would begin. Lu Blazej, Staff Assistant V, said that the studies would begin in approximately two weeks.

Commissioner Mignola asked the staff to see if anything could be done to reduce the impact of lighting from the North Point Pier Project.

President Rosenblatt, on behalf of the City Planning Commission, extended welcome to John Christensen, Assistant General Manager of Public Utilities. Effective March 15, 1979, Mr. Christensen was designated as alternate to the General Manager of Public Utilities.

Commissioner Bierman asked the Secretary to draft a letter, from the Commission, to Tom Matoff. I would like to thank him, she said, for his particular kind of work on the Commission. He did a remarkable job reading and studying issues. Because of his work on the Neiman-Marcus EIR, I'll miss him especially today, she said.

Commissioner Starbuck asked that the staff compare for similarity, the renderings of the 601 Montgomery Street structure to the actual building.

Commissioner Starbuck, in context of the proposed PG & E expansion on Portrero Hill, asked about the status of the proposed Master Plan Policies related to energy and conservation. He restated his request for a copy of the TPG letter to CALTRANS, which related to the 4th Street on-ramp.

In the context of the proposed KPIX transmission tower, Commissioner Starbuck said that the Code should be rewritten to cover towers in residential districts.

Commissioner Starbuck requested that the staff draft a resolution in support of Senate Bill No. 495.

President Rosenblatt requested that the staff determine if a Master Plan referral hearing was required for the proposed reuse of Patri: Henry School.

1:30 P.M.

2. Status Report on the Proposed SUTTER-STOCKTON GARAGE Expansion.
PASSED MOTION TO CONTINUE TO APRIL 12, 1979.

Vote: 6-0

2:00 P.M.

3. EE75.100 - SAN ANDREAS PIPELINE NO. 3.

Public Hearing on Draft Environmental Impact Report for Construction of a 66" Pipeline through the Cities of San Bruno, South San Francisco and Colma and Unincorporated Areas in San Mateo County, a Distance of 6.5 Miles; except for 38 Street Crossings, the Pipeline would be Constructed within an Existing Right-of-Way owned by the San Francisco Water Department.

PASSED MOTION TO CLOSE THE PUBLIC HEARING

Vote: 6-0

2:30 P.M.

4. ZM79.12 - Proposal to Reclassify Property from an RH-2 (House, Two-Family) District to an RM-2 (Mixed Residential, Moderate Density) District at 1400 NEWHALL STREET, SOUTHWEST CORNER OF OAKDALE AVENUE, Lots 1 and 47 and parts of Lots 2 and 46 in Assessor's Block 5321.
DISAPPROVED RESOLUTION NO. 8189

Vote: 6-0

3:00 P.M.

5. ZM79.13 - Proposal to Reclassify Property from an RM-1 (Mixed Residential, Low Density) District to an RH-2 (House, Two-Family) District at 301 TO 1199 LINCOLN WAY BETWEEN 4TH AVENUE AND FUNSTON AVENUE, Lots 1, 43-45, 45A and 46-49 in Assessor's Block 1738, Lots 1 and 44-51 in Assessor's Block 1739, Lots 1 and 44-51 in Assessor's Block 1740, Lots 44, 53 and 54 in Assessor's Block 1741, Lots 1 and 39-42 in Assessor's Block 1742, Lots 44A and 45-50 in Assessor's Block 1743, Lots 1, 17 and 21-25 in Assessor's Block 1744, Lots and 18-25 in Assessor's Block 1745 and Lots 1 and 17-24 in Assessor's Block 1746.
APPROVED RESOLUTION NO. 8190

Vote: 6-0

6. ZM79.14 - Proposal to Reclassify Property from an RH-2 (House, Two-Family) District and an RM-1 (Mixed Residential, Low Density) District to an RM-1 District or to an RM-2 (Mixed Residential, Moderate Density) District at 501 TO 1799 LINCOLN WAY, SOUTH SIDE, BETWEEN 6TH AND 19TH AVENUES, Lots 41-45 in Assessor's Block 1733, Lots 1, 38-42 and 42A in Assessor's Block 1734, Lots 1, 5A and 55-62 in Assessor's Block 1735, Lots 34-38 in Assessor's Block 1736, Lots 1, 43-45, 45A and 46-49 in Assessor's Block 1738, Lots 1 and 44-51 in Assessor's Block 1739, Lots 1 and 44-51 in Assessor's Block 1740, Lots 44, 53 and 54 in Assessor's Block 1741, Lots 1 and 39-42 in Assessor's Block 1742, Lots 44A and 45-50 in Assessor's Block 1743, and Lots 1, 17 and 21-25 in Assessor's Block 1744.
DISAPPROVED RESOLUTION NO. 8191

Vote: 6-0

7. ZM79.15 - Proposal to Reclassify Property from an RM-1 (Mixed Residential, Low Density) District to an RM-3 (Mixed Residential, Medium Density) District at 855 LINCOLN WAY, SOUTHEAST CORNER OF 10TH AVENUE, Lot 44 in Assessor's Block 1741.
DISAPPROVED RESOLUTION NO. 8192 Vote: 6-0

4:00 P.M.

8. ZM79.16 Proposal to Reclassify Property from an RH-1 (House, One-Family) District to an RH-2 (House, Two-Family) District, the Property at TWIN PEAKS BOULEVARD AND VILLA TERRACE, EAST SIDE, THROUGH LOTS WITH FRONTAGE ALSO ON CLAYTON STREET, Lots 2, 3, 4, 5, 6, 9, 10 and 12 in Assessor's Block 2661.
DISAPPROVED RESOLUTION NO. 8193 Vote: 6-0

4:30 P.M.

9. DR78.79 - Consideration of Approval of Final Plans for Proposed Neiman-Marcus Specialty Retail Store at 133 TO 181 GEARY STREET, AT THE SOUTHEAST CORNER OF GEARY AND STOCKTON STREETS, Lot 14 and 15 in Assessor's Block 313.
PASSED MOTION TO APPROVE, WITH CONDITIONS, FINAL PLANS Vote: 4-2
(Voting yes: Commissioners Christensen, Mignola, Nakashima, Rosenblatt; Voting no: Commissioners Bierman, Starbuck; Absent: Commissioner Dearman.)

5:00 P.M.

10. DR79.1 - Consideration of Discretionary Review of Building Permit Application No. 7811533 to Build Four Single-Family Houses on Four Lots on the Property known as 1981 FUNSTON AVENUE BETWEEN ROCKRIDGE DRIVE AND RADIO TERRACE: Lots 51, 52, 53 and 45 in Assessor's Block 2121A.
PASSED MOTION TO CONTINUE INDEFINITELY Vote: 6-0
11. DR79.1 - Discretionary Review of Building Permit Application No. 7811533 to Build Four Single Family Houses on Four Lots on the Property known as 1981 FUNSTON AVENUE BETWEEN ROCKRIDGE DRIVE AND RADIO TERRACE; Lot 51, 52, 53 and 54 in Assessor's Block 2121A.
PASSED MOTION TO CONTINUE INDEFINITELY Vote: 6-0
12. R77.8 - Dedication of Private Street on the Property known as 1981 FUNSTON AVENUE BETWEEN ROCKRIDGE DRIVE AND RADIO TERRACE, to Provide Access to Lots 51, 52, 53 and 54 in Assessor's Block 2121A.
PASSED MOTION TO CONTINUE INDEFINITELY Vote: 6-0

13. DR78.82 - Consideration of Discretionary Review of Building Permit Application No. 7812898 at 1007 TARAVAL STREET.
Proposal to Build a New Branch Bank Facility of Approximately 15,500 Square Feet and an Underground Parking Garage for 25 Cars on a Total Site of 130 Foot Frontage to include Lots 1, 2 and 24 in Assessor's Block 2405, after Demolition of Existing 6,000 Square Foot Branch Bank Facility, and Two Adjacent Commercial Properties.
(Continued from the meeting of February 8, 1979.)
PASSED MOTION TO CONTINUE TO APRIL 19, 1979 Vote: 6-0
14. DR78.82 - Discretionary Review of Building Permit Application No. 7812898 at 1007 TARAVAL STREET.
Proposal to Build a New Branch Bank Facility of Approximately 15,500 Square Feet and an Underground Parking Garage for 25 Cars on a Total Site of 130 Foot Frontage to include Lots 1, 2 and 24 in Assessor's Block 2405, after Demolition of Existing 6,000 Square Foot Branch Bank Facility, and Two Adjacent Commercial Properties.
(Continued from the meeting of February 8, 1979.)
PASSED MOTION TO CONTINUE TO APRIL 19, 1979 Vote: 6-0
15. S78.2 - 1007 TARAVAL STREET, SOUTHWEST CORNER OF 20TH AVENUE, Lot 1 in Assessor's Block 2405.
Abolition of a 15-Foot Set-Back along 20th Avenue.
(Continued from the meeting of February 8, 1979.)
PASSED MOTION TO CONTINUE TO APRIL 19, 1979 Vote: 6-0

ADJOURNED: 8:30 p.m.

3/20/79

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE SPECIAL JOINT MEETING
WITH
THE RECREATION & PARKS COMMISSION
TUESDAY
MARCH 20, 1979
AUDITORIUM OF THE HALL OF FLOWERS
9TH AVENUE AND LINCOLN WAY
7:30 P.M.

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PRESENT: Commissioners Bierman, Dearman, Mignola, Nakashima, Rosenblatt,
Starbuck

ABSENT: Commissioner Sklar

7:30 P.M.

1. Presentation of Report on Open Space Acquisition and Park Renovation Fund by the General Manager, Recreation and Park Department and the Executive Assistant to the General Manager.
NO ACTION TAKEN

2. Approval of Resolution to Amend the Recreation and Open Space Element
of the Master Plan.
- APPROVED RESOLUTION NO. 8194 Vote: 6-0

Passed Motion of Intent to Adopt as Amendments to the Recreation and Open Space Element of the Master Plan of the City and County of San Francisco the Addition of Sites to the Map Entitled "Citywide Recreation and Open Space Plan" as Described in the Memorandum of January 10, 1979, Entitled "Proposed Amendment of the Recreation and Open Space Element" and Identified as follows:

1. FRANCONIA STREET RIGHT-OF-WAY BETWEEN MONTCALM AVENUE AND RUTLEDGE STREET.
2. SUNNYSIDE CONSERVATORY, 236 MONTEREY BOULEVARD, Lot 52 in Assessor's Block 6770.

Vote: 6-0

3. Approval of Resolution to Adopt the General Manager's Report.
APPROVED (SUBJECT TO FINAL ENVIRONMENTAL EVOLUTION AND A FINDING OF
CONFORMITY WITH THE MASTER PLAN) RESOLUTION TO ADOPT THE GENERAL MANAGER'S
REPORT AS AMENDED TO INCLUDE THE ADDITION OF:

1. FRANCONIA STREET RIGHT-OF-WAY BETWEEN MONTCALM AVENUE AND RUTLEDGE STREET.
2. SUNNYSIDE CONSERVATORY, 236 MONTEREY BOULEVARD, Lot 52 in Assessor's Block 6770.
3. DUTCH (NORTH) WINDMILL IN GOLDEN GATE PARK.

RESOLUTION NO. 8195

Vote: 6-0

ADJOURNED: 10:00 P.M.

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SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE REGULAR MEETING
THURSDAY
MARCH 22, 1979
ROOM 282, CITY HALL
1:30 P.M.

MAR 29 1979

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PRESENT: Commissioners Bierman, Boas, Dearman, Nakashima, Rosenblatt, Sklar, Starbuck.

ABSENT: None.

1:30 P.M.

1. Current Matters

A. Director's Report

With respect to the process of issues identification for the Local Coastal Plan and interpretive guidelines for implementing the Coastal Act of 1976, there was Commission agreement that housing vs. Open Space was an open issue.

B. Commissioners' Questions and Matters

With respect to the proposed expansion of the Sutter-Stockton Garage, President Rosenblatt directed the Director of Planning to draft a letter for Commission review to the Mayor's Office. The letter, he said, should indicate that there has been no public hearing because there is no Master Plan referral pending. Further, he said that the letter should raise the issue of funding for the proposal and the issue of City access to revenues from the facility.

Commissioner Starbuck requested that the staff prepare a resolution summarizing City Planning Commission and Board of Supervisors actions related to the Embarcadero Freeway.

2:00 P.M.

2. Public Hearing on Proposed Amendments, Initiated by the Board of Supervisors, to the Text of the City Planning Code, Relating to Residential Districts and Development.

PASSED MOTION TO CLOSE THE PUBLIC HEARING AND TO CONTINUE TO MARCH 29, 1979.

Vote: 7-0

3. Presentation of Housing Opportunity Site Report.

NO ACTION TAKEN. INSTRUCTED STAFF TO RESCHEDULE THE MATTER.

ADJOURNMENT: 5:00 P.M.

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SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE SPECIAL MEETING
THURSDAY
MARCH 22, 1979
SWIG AUDITORIUM
COGSWELL COLLEGE
600 STOCKTON STREET
7:30 P.M.

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PRESENT: Commissioners Bierman, Christensen, Dearman, Mignola, Nakashima, Rosenblatt, Starbuck.

ABSENT: None.

7:30 P.M.

1. ZM78.21 - Proposal to Reclassify Property in the NOB HILL AREA, GENERALLY BOUNDED BY PACIFIC AVENUE, MASON STREET (INCLUDING PROPERTY TO THE EAST), BUSH STREET (INCLUDING PROPERTY TO THE SOUTH), AND LARKIN STREET (INCLUDING PROPERTY TO THE WEST), Consisting of all of Assessor's Blocks 182, 183, 187-189, 214-222, 246-254 and 274-278 and Lots 14-18 in Assessor's Block 181, Lots 1-24, 31 and 36 in Block 184, Lots 5-10 in Block 185, Lots 1-7 and 23-28 in Block 186, Lots 8-16 in Block 190, Lots 20-22 in Block 212, Lots 2-25 in Block 213, Lots 1-9 in Block 644, Lots 1-4 in Block 654, Lots 8-14 in Block 223, Lot 1 in Block 245, Lots 8-13 in Block 273, Lots 1, 2 and 14-23 in Block 279, Lots 1, 2 and 19-31 in Block 280, Lots 1, 1A, 1B and 13-19 in Block 281, Lots 1-3 and 10-17 in Block 282, Lots 1-3 and 12-21 in Block 283, Lots 1-6 in Block 621, Lots 1-6 in Block 620 and Lots 15-18, 13 and 25 in Block 284 from 80-A, 105-A, 130-D, 130-E, 160-D, 160-F, 200-D, 200-E, 240-D and 320-E Height and Bulk Districts to 50-X to 65-A, 80-A and 160-A Height and Bulk Districts.

APPROVED (RECLASSIFICATION ACCORDING TO A MAP ON FILE WITH THE SUBJECT APPLICATION AT THE DEPARTMENT OF CITY PLANNING)

RESOLUTION NO. 8196 Vote: 7-0

Proposal to Reclassify Property in the NOB HILL AREA IN THE VICINITY OF CLAY AND MASON STREETS, Consisting of Lots 20-22 in Assessor's Block 212, Lots 2, 2A and 3-6 in Block 213, Lots 1, 2, 14, 37 and 43 in Block 222, and Lots 10-14 in Block 223 from 160-D and 200-D Height and Bulk Districts to a 50-X to 65-A Height and Bulk District; and Property in the Vicinity of BUSH STREETS AND MASON, TAYLOR AND JONES STREETS, Lots 8-12 in Assessor's Block 273, Lots 2, 3, 5-12 and 6A in Block 274, Lots 2-6 in Block 275, Lots 6, 7, 10 and 11 in Block 276, Lots 1, 1A, 1B and 19 in Block 281, Lots 1-3 and 10-17 in Block 282, Lots 1-3 and 12-21 in Block 283, and Lots 15-18, 13 and 25 in Block 284 from 160-F Height and Bulk District to 80-A Height and Bulk District.

PASSED MOTION TO CONTINUE TO MARCH 29, 1979 Vote: 7-0

ADJOURNED: 2:45 a.m.

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SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE REGULAR MEETING
THURSDAY
MARCH 29, 1979
ROOM 282, CITY HALL
1:30 P.M.

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PRESENT: Commissioners Bierman, Christensen, Dearman, Mignola, Nakashima, Rosenblatt, Starbuck.

ABSENT: None.

Approval of Minutes

Minutes of the Regular Meeting of March 8, 1979.

APPROVED WITH ADDITION

Vote: 7-0

1:30 P.M.

1. Current Matters

A. Director's Report

With respect to a draft letter, from the Director of Planning to the Mayor's Office, advising the Mayor's Office of the Commission's position on the proposed expansion of the Sutter-Stockton Garage, the Commission requested that the Director bring to the Commission an amended version.

B. Commissioners' Questions and Matters

Consideration of a Draft Resolution Reaffirming City Planning Commission Policy that the Elevated Embarcadero Freeway be Removed.

APPROVED

RESOLUTION NO. 8197

Vote: 5-2

(Voting yes: Commissioners Bierman, Dearman, Nakashima, Rosenblatt, Starbuck; Voting no: Commissioners Christensen, Mignola)

Consideration of Draft Resolution Supporting State of California Senate Bill No. 459.

APPROVED

RESOLUTION NO. 8198

Vote: 7-0

2:00 P.M.

2. EE79.47 - Appeal of Negative Declaration for Construction of a New Branch Bank to Replace an Existing Bank at 1007 TARAVAL STREET: Lots 1, 2 and 2A in Assessor's Block 2405.
PASSED MOTION TO CONTINUE TO APRIL 19, 1979

Vote: 7-0

2:30 P.M.

3. DR79.3 - Consideration of Discretionary Review at 3241 MISSION STREET.
Proposal to Construct an 8-Unit Apartment Building with a Ground Floor Commercial Use in a C-2 (Community Business) District; Lots 42A, 43A and 69 in Assessor's Block 5615.
(Continued from the Meetings of February 8, 1979, and March 1, 1979)
PASSED MOTION TO PERMIT COMMISSIONERS BIERMAN, DEARMAN AND STARBUCK TO ABSTAIN FROM ANY VOTE IN THE MATTER. Vote: 4-0
- PASSED MOTION NOT TO TAKE DISCRETIONARY REVIEW Vote: 4-0
4. DR79.3 - Discretionary Review at 3241 MISSION STREET.
Proposal to Construct an 8-Unit Apartment Building with a Ground Floor Commercial Use in a C-2 (Community Business) District; Lots 42A, 43A and 69 in Assessor's Block 5615.
(Continued from the Meetings of February 8, 1979, and March 1, 1979)
NO ACTION TAKEN

3:00 P.M.

5. Consideration of Proposed Amendments, Initiated by the Board of Supervisors, to the Text of the City Planning Code, Relating to Residential Districts and Development.
(Continued from the Meetings of January 30, 1979, and March 22, 1979)
APPROVED RESOLUTION NO. 8199 Vote: 7-0

3:30 P.M.

6. DR79.4 - Discretionary Review of Building Permit Application No. 7811408 at 1945 UNION STREET; Lot 39 in Assessor's Block 542.
Proposal to Convert the Upper Two Floors of an Apartment Building to a Hotel.
(Continued from the Meeting of February 15, 1979)
PASSED MOTION TO CONTINUE TO APRIL 19, 1979 Vote: 7-0

4:00 P.M.

7. R78.43 - Vacation of Air Space over portions of MINNA AND NATOMA STREETS AT MARY STREET in Block Bounded by Fifth and Sixth Streets Between Mission and Howard Streets, Assessor's Block 3725, for Expansion of San Francisco Newspaper Agency Printing Plant.
PASSED MOTION TO PERMIT THE DIRECTOR TO REPORT THAT THE MATTER IS IN CONFORMITY WITH THE MASTER PLAN Vote: 7-0
8. R79.1 - Revocable Encroachment Permit to Occupy a Portion of Subsurface Street Area of MARY AND MINNA STREET in Block Bounded by Fifth and Sixth Streets Between Mission and Howard Streets, Assessor's Block 3725, for Expansion of San Francisco Newspaper Agency Printing Plant.
PASSED MOTION TO PERMIT THE DIRECTOR TO REPORT THAT THE MATTER IS IN CONFORMITY WITH THE MASTER PLAN Vote: 7-0

9. R74.6 - Sale of Property at Northwest Corner of ELLIS STREET AND FIFTH STREET NORTH; Lot 22 in Assessor's Block 326.
(Referred from Board of Supervisors to Confirm Department Determination of March 21, 1974)
PASSED MOTION TO PERMIT THE DIRECTOR TO REPORT THAT THE MATTER IS IN CONFORMITY WITH THE MASTER PLAN Vote: 6-1
(Voting yes: Commissioners Bierman, Christensen, Dearman, Mignola, Rosenblatt; Voting no: Commissioner Starbuck)
10. R79.2 - Revocable Encrachment Permit to Occupy a Portion of VINTON COURT, West of Grant Avenue Between California and Pine Streets, with a Stairway for Cogswell College Polytechnic.
PASSED MOTION TO PERMIT THE DIRECTOR TO REPORT THAT THE MATTER IS IN CONFORMITY WITH THE MASTER PLAN Vote: 7-0

4:30 P.M.

11. ZM78.21 - Proposal to Reclassify Portions of Property in the NOB HILL AREA IN THE VICINITY OF CLAY AND MASON STREETS, Consisting of Lots 20-22 in Assessor's Block 212, Lots 2, 2A and 3-6 in Block 213, Lots 1, 2, 14, 37 and 43 in Block 222, and Lots 10-14 in Block 223, from 160-D and 200-D Height and Bulk Districts to a 50-X to 65-A Height and Bulk District; and Property in the Vicinity of BUSH STREET AND MASON, TAYLOR AND JONES STREETS, Lots 8-12 in Assessor's Block 273, Lots 2, 3, 5-12 and 6A in Block 274, Lots 2-6 in Block 275, Lots 6, 7, 10 and 11 in Block 276, Lots 1, 1A, 1B and 19 in Block 281, Lots 1-3 and 10-17 in Block 282, Lots 1-3 and 12-21 in Block 283, and Lots 15-18, 13 and 25 in Block 284, from 160-F Height and Bulk District to 80-A Height and Bulk District.
APPROVED RESOLUTION NO. 8200 Vote: 7-0
- DISAPPROVED MOTION TO INITIATE RECLASSIFICATION OF THE AREA BOUNDED BY SPROULE LANE, MASON STREET, EWER PLACE AND MALVINA PLACE, TO A HEIGHT AND BULK DISTRICT OF 160-A Vote: 3-4
(Voting yes: Commissioners Christensen, Mignola, Rosenblatt; Voting no: Commissioners Bierman, Dearman, Nakashima, Starbuck)

ADJOURNED: 8:30 P.M.

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SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE REGULAR MEETING
THURSDAY
APRIL 12, 1979
ROOM 282, CITY HALL
1:00 P.M.

APR 27 1979

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PRESENT: Commissioners Bierman, Christensen, Dearman, Mignola,
Nakashima, Rosenblatt, Starbuck.

ABSENT: None

1:00 P.M.

1. Current Matters

A. Director's Report

Report on budget proposal to reduce funds established under Charter Section 6.413 for open space acquisition and park renovation by 50% for fiscal year 1979-80, and submittal of draft resolution for adoption by the City Planning Commission requesting that appropriate steps be taken to provide 100% funding of said open space/renovation program.

APPROVED

RESOLUTION NO. 8207

Vote: 6-0

(Absent: Commissioner Mignola)

B. Commissioners' Questions and Matters

1:30 P.M.

2. EE79.52 - Public Hearing on Draft Environmental Impact Report for Waste Water Sludge Management Project for the BAY REGION AND THE CITY AND COUNTY OF SAN FRANCISCO. Proposal for a Two-Stage Composting and Landfilling Project for San Francisco Sewage Sludge Disposal. Alternative Sites in the City of Brisbane and in the City of Mountain View are Proposed for the Composting Operation. (Continued from the Meeting of March 8, 1979)
PASSED MOTION TO CLOSE PUBLIC HEARING. CONTINUED TO MAY 24, 1979. Vote: 6-0
(Absent: Commissioner Mignola)

2:00 P.M.

3. RS79.4 - 5-Lot Subdivision at Southwest Corner of TURK STREET AND MASONIC AVENUE, Lot 1 in Assessor's Block 1163. APPROVED WITH CONDITIONS RESOLUTION NO. 8208 Vote: 5-0
(Absent: Commissioners Christensen, Mignola)

4. RS79.8 - 12-Lot Subdivision at Southeast Corner of PENNSYLVANIA AVENUE AND 20TH STREET, Lot 17 in Assessor's Block 1163.
APPROVED WITH CONDITIONS RESOLUTION NO. 8209 Vote: 6-0
(Absent: Commissioner Mignola)

2:30 P.M.

5. RS79.18 - 9-Unit Condominium Subdivision at 6998 GEARY BOULEVARD, Northeast Corner at 34th Avenue, Lot 11 in Assessor's Block 1465.
APPROVED WITH CONDITIONS RESOLUTION NO. 8210 Vote: 7-0
6. RS79.21 - 6-Unit Condominium Subdivision at 1238 TAYLOR STREET, East Side Between Washington and Clay Streets, Lot 18 in Assessor's Block 213.
APPROVED WITH CONDITIONS RESOLUTION NO. 8211 Vote: 7-0
7. RS79.22 - 12-Unit Condominium Subdivision at 1635 BUSH STREET, South Side Between Franklin and Gough Streets, a through Lot to Fern Street, Lots 15, 16 in Assessor's Block 672.
APPROVED WITH CONDITIONS RESOLUTION NO. 8212 Vote: 7-0
8. RS79.25 - 20-Unit Condominium Subdivision at 380 MONTEREY BOULEVARD, North Side Between Congo and Detroit Streets, Lot 56 in Assessor's Block 3091.
APPROVED WITH CONDITIONS RESOLUTION NO. 8213 Vote: 4-0
(Abstained: Commissioners Bierman, Dearman, Starbuck)
9. RS79.26 - 6-Residential-Unit and 2-Commercial-Unit Condominium Subdivision at 4180 MISSION STREET, West Side Between Alemany Boulevard and Admiral Avenue, Lots 5, 6 in Assessor's Block 6804.
APPROVED WITH CONDITIONS RESOLUTION NO. 8214 Vote: 6-1
(Voting yes: Commissioners Bierman, Christensen, Dearman, Mignola, Nakashima, Rosenblatt; Voting no: Commissioner Starbuck)
10. RS79.28 - 15-Unit Condominium Subdivision at 2040 LAGUNA STREET, East Side Between California and Sacramento Streets, Lot 11 in Assessor's Block 639.
APPROVED WITH CONDITIONS RESOLUTION NO. 8215 Vote: 7-0
11. RS79.33 - 8-Residential-Unit and 1-Commercial-Unit Condominium at 4401 MISSION STREET, South Corner at Avalon Avenue, Lot 28 in Assessor's Block 6013.
APPROVED WITH CONDITIONS RESOLUTION NO. 8216 Vote: 7-0
12. RS79.34 - 9-Unit Condominium Subdivision at 275 BURNETT AVENUE, North Side, Southeast of Raccoon Drive, Lot 17 in Assessor's Block 2719B.
APPROVED WITH CONDITIONS RESOLUTION NO. 8217 Vote: 7-0

13. RS79.14 - Joint Public Hearing with the Department of Public Works Involving the Condominium Subdivision of 24 Residential Units and 1 Commercial Unit at 1545 BROADWAY, South Side Between Van Ness and Polk Street, Lots 22, 24, 25 in Assessor's Block 574.
APPROVED WITH CONDITIONS RESOLUTION NO. 8218 Vote: 7-0
14. RS79.35 - Joint Public Hearing with the Department of Public Works Involving the Condominium Subdivision on the West Side of GARDENSIDE DRIVE, Southwest of Burnett Avenue (The Mira Sol), Lot 10 in Assessor's Block 2854.
APPROVED WITH CONDITIONS RESOLUTION NO. 8219 Vote: 7-0
15. RS79.13 - 6-Unit Commercial Condominium Conversion Subdivision at 1855 FOLSOM STREET, East Side Between 14th and 15th Streets, Lot 23 in Assessor's Block 3550.
APPROVED WITH CONDITIONS RESOLUTION NO. 8220 Vote: 7-0
16. RS79.17 - Joint Public Hearing with the Department of Public Works Involving the 57-Unit Condominium Conversion Subdivision at 1817 CALIFORNIA STREET, South Side Between Franklin and Gough Streets, a Through Lot to Pine Street, Lot 18 in Assessor's Block 648.
DISAPPROVED RESOLUTION NO. 8221 Vote: 3-3
(Voting yes: Commissioners Christensen, Nakashima, Rosenblatt;
Voting no: Commissioners Bierman, Dearman, Starbuck)
17. RS79.27 - Joint Public Hearing with the Department of Public Works Involving the 25-Unit Condominium Conversion Subdivision at 1870 JACKSON STREET, North Side Between Franklin and Gough Streets, Lot 2 in Assessor's Block 593.
CONTINUED TO MAY 31, 1979 Vote: 7-0
- 3:00 P.M.
18. RS79.1 - 8-Unit Condominium Conversion Subdivision at 2323 LAGUNA STREET, Northwest Corner at Washington Street, Lot 3A in Assessor's Block 603.
(Applicant has requested continuation)
CONTINUED TO MAY 31, 1979 Vote: 7-0
19. RS79.3 - 12-Unit Condominium Conversion Subdivision at 2950 CLAY STREET, North Side Between Divisadero and Broderick Streets, Lot 33 in Assessor's Block 1001.
APPROVED WITH CONDITIONS RESOLUTION NO. 8222 Vote: 4-3
(Voting yes: Commissioners Christensen, Mignola, Nakashima, Rosenblatt; Voting no: Commissioners Bierman, Dearman, Starbuck)

20. RS79.5 - 12-Unit Condominium Conversion Subdivision at 2950 CLAY STREET, North Side Between Divisadero and Broderick Streets, Lot 33 in Assessor's Block 1001.
APPROVED WITH CONDITIONS RESOLUTION NO. 8223 Vote: 4-3
(Voting yes: Commissioners Christensen, Mignola, Nakashima, Rosenblatt; Voting no: Commissioners Bierman, Dearman, Starbuck)
21. RS79.7 - 6-Unit Condominium Conversion Subdivision at 1927 DIAMOND STREET, East Side Between Diamond Heights Boulevard and Beacon Street, Lot 15 in Assessor's Block 7539.
DISAPPROVED RESOLUTION NO. 8224 Vote: 7-0
22. RS79.9 - 5-Unit Condominium Conversion Subdivision at 19-27 GRAYSTONE TERRACE, East Side Between Twin Peaks Boulevard and Pemberton Place, Lot 44 in Assessor's Block 2661.
APPROVED WITH CONDITIONS RESOLUTION NO. 8225 Vote: 4-2
(Voting yes: Commissioners Christensen, Mignola, Nakashima, Rosenblatt; Voting no: Commissioners Bierman, Starbuck; Abstaining: Commissioner Dearman)
23. RS79.11 - 15-Unit Condominium Conversion Subdivision at 2080 GOUGH STREET, Southeast Corner at Washington Street, Lot 13 in Assessor's Block 617.
DISAPPROVED RESOLUTION NO. 8226 Vote: 6-0
(Absent: Commissioner Dearman)
24. RS79.12 - 9-Unit Condominium Conversion Subdivision at 1200 FRANCISCO STREET, Northwest Corner at Van Ness Avenue, Lot 5 in Assessor's Block 474.
DISAPPROVED RESOLUTION NO. 8227 Vote: 6-0
(Absent: Commissioner Dearman)
25. RS79.15 - 6-Unit Condominium Conversion Subdivision at 2676-2686 UNION STREET, Northeast Corner at Broderick Street, Lot 31 in Assessor's Block 946.
APPROVED WITH CONDITIONS RESOLUTION NO. 8228 Vote: 4-2
(Voting yes: Commissioners Christensen, Mignola, Nakashima, Rosenblatt; Voting no: Commissioners Bierman, Starbuck; Absent: Commissioner Dearman)
26. RS79.19 - 9-Unit Condominium Conversion Subdivision at 695 GRAND VIEW AVENUE, Northeast Corner at 25th Street, Lot 23 in Assessor's Block 6501.
APPROVED WITH CONDITIONS RESOLUTION NO. 8229 Vote: 4-2
(Voting yes: Commissioners Christensen, Mignola, Nakashima, Rosenblatt; Voting no: Commissioners Bierman, Starbuck; Absent: Commissioner Dearman)

27. RS79.20 - 6-Unit Condominium Conversion Subdivision at 2875 JACKSON STREET, South Side Between Divisadero and Broderick Streets, Lot 22 in Assessor's Block 980.
PASSED MOTION TO CONTINUE TO APRIL 19, 1979 Vote: 6-0
(Absent: Commissioner Dearman)
28. RS79.23 - 5-Unit Condominium Conversion Subdivision at 1307 BAY STREET, Southwest Corner at 3299 Gough Street, Lot 40 in Assessor's Block 472.
APPROVED WITH CONDITIONS RESOLUTION NO. 8230 Vote: 4-2
(Voting yes: Commissioners Christensen, Mignola, Nakashima, Rosenblatt; Voting no: Commissioners Bierman, Starbuck; Absent: Commissioner Dearman)
29. RS79.24 - 24-Unit Condominium Conversion Subdivision at 1220 LA PLAYA, East Side Between Lincoln Way and Irving Street, Lot 38 in Assessor's Block 1702.
APPROVED WITH CONDITIONS RESOLUTION NO. 8231 Vote: 6-0
(Absent: Commissioner Dearman)
30. RS79.29 - 7-Unit Condominium Conversion Subdivision at 1140 CHESTNUT STREET, North Side Between Larkin and Polk Streets, Lot 28 in Assessor's Block 477.
PASSED MOTION TO CONTINUE TO APRIL 19, 1979 Vote: 6-0
(Absent: Commissioner Dearman)
31. RS79.30 - 14-Unit Condominium Conversion Subdivision at 3100 WASHINGTON STREET AND 2101 BAKER STREET, Northwest Corner Lot 4 in Assessor's Block 982.
PASSED MOTION TO CONTINUE TO APRIL 19, 1979 Vote: 6-0
(Absent: Commissioner Dearman)
32. RS79.31 - 5-Unit Condominium Conversion Subdivision Involving 2 Buildings at 856-60 GREEN STREET, North Side Between Mason and Taylor Streets, Lot 18 in Assessor's Block 119.
APPROVED WITH CONDITIONS RESOLUTION NO. 8232 Vote: 4-2
(Voting yes: Commissioners Christensen, Mignola, Nakashima, Rosenblatt; Voting no: Commissioners Bierman, Starbuck; Absent: Commissioner Dearman)
33. RS79.32 - 7-Unit Condominium Conversion Subdivision at 1865 CALIFORNIA STREET, South Side Between Franklin and Gough Streets, Lot 15 in Assessor's Block 648.
APPROVED WITH CONDITIONS RESOLUTION NO. 8233 Vote: 4-2
(Voting yes: Commissioners Christensen, Mignola, Nakashima, Rosenblatt; Voting no: Commissioners Bierman, Starbuck; Absent: Commissioner Dearman)

34. RS79.37 - 12-Unit Condominium Conversion Subdivision at 2801 JACKSON STREET, Southwest Corner at Divisadero Street, Lot 1 in Assessor's Block 980.
APPROVED WITH CONDITIONS RESOLUTION NO. 8234 Vote: 4-2
(Voting yes: Commissioners Christensen, Mignola, Nakashima, Rosenblatt; Voting no: Commissioners Bierman, Starbuck; Absent: Commissioner Dearman)

ADJOURNED: 5:30 P.M.

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SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE REGULAR MEETING
THURSDAY
APRIL 19, 1979
ROOM 282, CITY HALL
1:00 P.M.

MAY 16 1979

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PRESENT: Commissioners Bierman, Christensen, Mignola, Nakashima, Rosenblatt, Starbuck.

ABSENT: Commissioner Dearman

Approval of Minutes

Minutes of the Regular Meeting of March 1, 1979.

APPROVED WITH CORRECTION

1:00 P.M.

1. Current Matters

A. Director's Report

- a. Presentation of Residential Design Guidelines for New Buildings in Older Neighborhoods.
NO ACTION TAKEN

- b. Consideration of Draft Resolution Related to Architectural Preservation Problems in Downtown San Francisco.

PASSED A MOTION OF INTENT TO APPROVE THE FOLLOWING RESOLVE CLAUSES IN A RESOLUTION WHICH WOULD RELATE TO ARCHITECTURAL PRESERVATION PROBLEMS IN DOWNTOWN SAN FRANCISCO:

Vote: 6-0

"THEREFORE BE IT RESOLVED, That the City Planning Commission requests the Landmarks Preservation Advisory Board to prepare a list of buildings that deserve serious consideration for Landmark designation and to submit this list and any other buildings downtown that the Board deems appropriate for Special Merit Designation as per Article 10, Section 1011, for consideration and appropriate action by the Commission;

AND BE IT FURTHER RESOLVED, That the City Planning Commission directs the Department of City Planning to take the following administrative actions:

1. That the Department of City Planning, in its normal procedure of evaluating projects, which would entail the demolition of notable buildings listed in the 1976 Architectural Inventory, require the preparation of alternative designs which would preserve the entire building as adaptive re-use, the facades or portions of the facades, and/or significant interiors. This requirement would apply to all buildings rated 3 and above and some select 2-rated buildings, to be determined by staff. The re-use alternative should make every effort to develop a workable plan for the existing building(s). In addition, environmental review should be required for demolition of any such buildings even if independent of a proposed project.

Vote: 6-0

APRIL 19, 1979

- c. Resolution Adopting Guidelines for Conditional Use Authorization in Landmarks.

PASSED MOTION TO CONTINUE TO MAY 3, 1979

Vote: 6-0

B. Commissioners' Questions and Matters

Commissioner Bierman said that there was a very serious safety problem at the Department Office at 45 Hyde Street. She asked that a letter be sent to the Library Commission and to the Mayor's Office requesting that security personnel be assigned to the building.

Responding to a request from Commissioner Bierman, Robert Passmore, Acting Zoning Administrator, said that he would inquire into the status of the proposed expansion of Bell Savings at Presidio Avenue and Sacramento Street.

President Rosenblatt indicated that he and the Director had been requested to testify before the Charter Commission on May 15, 1979, at 7:00 P.M. He said that other Commissioners wishing to testify were welcome.

At this time, President Rosenblatt indicated that Mr. Buck Delvanthal of the City Attorney's Office, wished to address the Commission.

With respect to the Commission's exercise of its Discretionary Powers, Mr. Delvanthal said that a formal opinion would be forthcoming. He then said that the Commission may exercise Discretionary Review in the context of Section 26 of the Municipal Code. Mr. Delvanthal said that the Commission should be careful in establishing an evidentiary basis for finding that a project will have adverse impact. Clearly delineate a factual basis for your decisions, he said, you have the power of Discretionary Review.

1:30 P.M.

2. RS79.20 - 6-Unit Condominium Conversion Subdivision at 2875 JACKSON STREET, South Side Between Divisadero and Broderick Streets, Lot 22 in Assessor's Block 980.
(Continued from the Meeting of April 12, 1979)
DISAPPROVED RESOLUTION NO. 8235 Vote: 6-0
3. RS79.29 - 7-Unit Condominium Conversion Subdivision at 1140 CHESTNUT STREET, North Side Between Larkin and Polk Streets, Lot 28 in Assessor's Block 477.
(Continued from the Meeting of April 12, 1979)
DISAPPROVED RESOLUTION NO. 8236 Vote: 6-0

4. RS79.30 - 14-Unit Condominium Conversion Subdivision at 3100 WASHINGTON STREET and 2101 BAKER STREET, Northwest Corner, Lot 4 in Assessor's Block 982.
(Continued from the Meeting of April 12, 1979)
APPROVED WITH CONDITIONS RESOLUTION NO. 8237 Vote: 4-2
(Voting yes: Commissioners Christensen Mignola, Nakashima, Rosenblatt; Voting no: Commissioners Bierman, Starbuck)

2:00 P.M.

5. EE76.167- Public Hearing on Draft Environmental Impact Report for STOW LAKE, CHINESE PAVILION AND HUNTINGTON FALLS.
Proposal for projects in the Stow Lake/Huntington Falls area:
(1) Construction of Chinese Pavilion donated by Taipei, Taiwan
and (2) Restoration of Huntington Falls; Repairs and Improvements for portions of Golden Gate Park Irrigation System.
PASSED MOTION TO CLOSE THE PUBLIC HEARING Vote: 6-0
6. DR79.5 - Consideration of Discretionary Review of Building Permit Application Nos. 7813273 through 7813276 to Build Four 2-Family Houses on Four Lots in an RH-2 District on UPPER TERRACE near Monument Way; Lots 37, 38, 39 and 41 in Assessor's Block 2628.
PASSED MOTION TO TAKE DISCRETIONARY REVIEW Vote: 6-0
7. DR79.5 - Discretionary Review of Building Permit Application Nos. 7813273 through 7813276 to Build Four 2-Family Houses on Four Lots in an RH-2 District on UPPER TERRACE near Monument Way; Lots 37, 38, 39 and 41 in Assessor's Block 2628.
DISAPPROVED RESOLUTION NO. 8238 Vote: 6-0
8. EE79.47 - Appeal of Negative Declaration for Construction of a New Branch Bank to Replace an Existing Bank at 1007 TARAVAL STREET; Lot 1, 2 and 2A in Assessor's Block 2405.
(Continued from the Meeting of March 29, 1979)

Note: The applicant had requested that this matter be continued to a later date.
PASSED MOTION TO CONTINUE TO MAY 24, 1978 Vote: 6-0

9. DR78.82 - Consideration of Discretionary Review of Building Permit Application No. 7812898 at 1007 TARAVAL STREET.
Proposal to Build a New Branch Bank Facility of Approximately 15,500 Square Feet and an Underground Parking Garage for 25 Cars on a Total Site of 130 Foot Frontage to Include Lots 1, 2 and 2A in Assessor's Block 2405, after Demolition of Existing 6,000 Square Foot Branch Bank Facility, and Two Adjacent Commercial Properties.
(Continued from Meeting of March 15, 1979)

Note: The applicant had requested that this matter be continued to a later date.
PASSED MOTION TO CONTINUE TO MAY 24, 1979 Vote: 6-0

10. DR78.82 - Discretionary Review of Building Permit Application No. 7812898 at 1007 TARAVAL STREET.

Proposal to Build a New Branch Bank Facility of Approximately 15,500 Square Feet and an Underground Parking Garage for 25 Cars on a Total Site of 130 Foot Frontage to Include Lots 1, 2 and 2A in Assessor's Block 2405, after Demolition of Existing 6,000 Square Foot Branch Bank Facility, and Two Adjacent Commercial Properties.

(Continued from the Meeting of March 15, 1979)

Note: The applicant had requested that this matter be continued to a later date.

PASSED MOTION TO CONTINUE TO MAY 24, 1979

Vote: 6-0

11. S78.2 - 1007 TARAVAL STREET, Southwest Corner of 20th Avenue, Lot 1 in Assessor's Block 2405.

Abolition of a 15-Foot Set-Back along 20th Avenue.

(Continued from the Meeting of March 15, 1979)

Note: The applicant has requested that this matter be continued to a later date.

PASSED MOTION TO CONTINUE TO MAY 24, 1979

Vote: 6-0

4:00 P.M.

12. EE78.434- Appeal of Preliminary Negative Declaration for the Demolition of Straight Theatre, 1702 HEIGHT STREET, Lot 7 in Assessor's Block 1229.

Proposal for Demolition of Abandoned Movie House and Fencing Property; no Project Proposed.

Note: The appellant and applicant have requested that this matter be continued to a later date.

PASSED MOTION TO CONTINUE TO MAY 17, 1979

Vote: 6-0

13. DR79.6 - Consideration of Discretionary Review of Building Permit Application No. 7812665 to Build a Two-Family Dwelling Covering the Entire Lot (VZ69.56, Approved January 23, 1970) in an RH-3 (Three-Family House) District at 1400 MONTGOMERY STREET; Lot 20 in Assessor's Block 85.

PASSED MOTION NOT TO TAKE DISCRETIONARY REVIEW

Vote: 5-0

(Absent: Commissioners Dearman, Starbuck)

14. DR79.6 - Discretionary Review of Building Permit Application No. 7812665 to Build a Two-Family Dwelling Covering the Entire Lot (Vz69.56 Approved January 23, 1970) in an RH-3 (Three-Family House) District at 1400 MONTGOMERY STREET, Lot 20 in Assessor's Block 85.
NO ACTION TAKEN

15. DR79.4 - Discretionary Review of Building Permit Application No. 7811408 at 1945 UNION STREET, Lot 39 in Assessor's Block 542.
Proposal to Convert the Upper Two Floors of an Apartment Building to a Hotel.
(Continued from the Meeting of March 29, 1979)
DISAPPROVED RESOLUTION NO. 8239 Vote: 5-0
(Absent: Commissioners Dearman, Starbuck)

5:00 P.M.

16. DR78.55 - Consideration of Discretionary Review of Building Permit Application No. 7900043 to Expand the Floor Area of an Existing Bank and Install Three Drive-Up Windows in Place of an Existing One at 1098 VALENCIA STREET at 22nd Street; Lots 9, 10 and 11 in Assessor's Block 3617.
PASSED MOTION TO CONTINUE TO JUNE 14, 1979 Vote: 6-0
17. DR78.55 - Discretionary Review of Building Permit Application No. 7900043 to Expand the Floor Area of an Existing Bank and Install Three Drive-Up Windows in Place of an Existing One at 1098 VALENCIA STREET at 22nd Street; Lots 9, 10 and 11 in Assessor's Block 3617.
PASSED MOTION TO CONTINUE TO JUNE 14, 1979 Vote: 6-0

ADJOURNED: 6:30 P.M.

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APR 26 1979

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY AND MINUTES
OF THE
REGULAR MEETING
HELD
THURSDAY, APRIL 26, 1979
ROOM 282, CITY HALL
1:00 P.M.

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The City Planning Commission met pursuant to notice on Thursday, April 26, 1979, at 1:00 p.m. in Room 282, City Hall.

PRESENT: Toby Rosenblatt, President; Susan J. Bierman, John Christensen, Joseph Mignola, Yoshio Nakashima and Charles Starbuck, members of the City Planning Commission.

ABSENT: Commissioner Ina F. Dearman

The staff of the Department of City Planning was represented by Rai Y. Okamoto, Director of Planning; Robert Passmore, Acting Zoning Administrator; Richard Gamble, Planner IV; Barbara Sahn, Assistant Environmental Review Officer; Robert Feldman, Planner III; Marie Zeller, Planner IIIa; Sandra Malanina, Planner II; Robin Jones, Planner II; Mary Anne Miller, Planner II; Gerald Owyang, Staff Assistant III and Lee Woods, Secretary.

Gerald Adams represented the San Francisco Examiner.

APPROVAL OF MINUTES

Minutes of the Regular Meeting of March 15, 1979, were unanimously approved.

Commissioner Mignola was late in arriving for the meeting.

CURRENT MATTERS

Director's Report

Rai Y. Okamoto, Director of Planning, indicated that there were two members of the Coastal Commission present. It will not be possible for them to attend the hearing this afternoon, he said. They would like to address you now.

Ellen Jeunct, a member of the Coastal Commission described briefly the process by which San Francisco would implement the Coastal Act of 1976.

Jim Rivaldo, a member of the Coastal Commission, said that the "Issues Identification" paper, developed by the staff of the Department of City Planning, was very thorough.

SUMMARY AND MINUTES OF THE REGULAR MEETING

APRIL 26, 1979

With respect to the paper entitled "Issues Identification" and dated April 1979, Commissioner Bierman said that she was troubled by language related to Issue No. 5, the Playland Site. The issue as it is phrased, she said, could be interpreted to mean that housing vs. open space was at issue in the Residential Zoning Study.

At this time, further discussion of the Local Coastal Plan was deferred to the time for which it was calendared.

The Director indicated that before the Commission there were two draft resolutions. One resolution relates to DR79.5 (Upper Terrace Near Monument Way) and the other to DR79.4 (1945 Union Street). The matters, he said, you disapproved last week. Before you now and requiring a simple motion is formal language to be included in resolutions of disapproval, he said.

Commissioner Bierman moved approval of the draft language. The motion was seconded by Commissioner Starbuck and passed unanimously.

(Absent: Commissioners Dearman, Mignola)

Commissioners' Questions and Matters

CONSIDERATION OF SB 1098, BILL PENDING IN LEGISLATURE CONCERNING AMENDMENTS TO POLITICAL REFORM ACT OF 1974 WHICH WOULD EFFECT CITY PLANNING COMMISSION MEMBERS AND OTHERS; STATEMENTS OF ECONOMIC INTERESTS PRESENTLY FILED WITH THE DEPARTMENT WOULD INSTEAD BE FILED WITH THE FAIR POLITICAL PRACTICES COMMISSION IN SACRAMENTO, AND OTHER CHANGES.

After a brief explanation of the proposed legislation, President Rosenblatt suggested that Robert Feldman, Planner III, send a letter to State Senators Milton Marks and John Foran and State Representative Edward Gerber suggesting that the proposed legislation exempt jurisdictions already possessing a filing process or that it provide that local procedures would be adequate in terms of Fair Political Practices Commission reporting requirements.

Commissioner Christensen moved President Rosenblatt's suggestion. The motion was seconded by Commissioner Nakashima and passed unanimously.

(Absent: Commissioners Dearman, Mignola)

Commissioner Starbuck asked the staff to keep the Commission up to date on the status of the Open Space Program budget.

Commissioner Starbuck reported that the Commission had been named in a law-suit related to a permit for the I-Beam Cabaret on Haight Street.

The Director indicated that Robert Passmore, Acting Zoning Administrator, recommended that the permit be released and that a letter, indicating Commission concern, be sent to the Police Department. The Commission agreed that the permit should be released and that Commissioners should be provided with a copy of the letter.

With respect to Master Plan policies related to branch banks in the Central Business District, Commissioner Starbuck asked that these policies be considered in the context of Conditional Use and the proposed Pacific Gateway Project.

SUMMARY AND MINUTES OF THE REGULAR MEETING

APRIL 26, 1979

EE79.45 - APPEAL OF NEGATIVE DECLARATION FOR CONSTRUCTION OF THE WHARF PARK I AND II NEAR KEARNY STREET AND FRANCISCO BOULEVARD, LOT 1A IN ASSESSOR'S BLOCK 38 AND LOT 16 IN ASSESSOR'S BLOCK 55. PROJECT CONSISTS OF 3 BUILDINGS, 248 UNITS FOR ELDERLY/HANDICAPPED/FAMILY HOUSING; INVOLVING REHABILITATION AND CONVERSION OF EXISTING 4-STORY WAREHOUSE TO 116 UNITS, NEW CONSTRUCTION OF 4-STORY 36-UNIT-OVER-GARAGE AND COMMERCIAL AREA BUILDING AND NEW CONSTRUCTION OF 7-STORY 96-UNIT BUILDING.

The preliminary Negative Declaration was reviewed by Sandra Malandra, Planner II. Ms. Malandra said that the appeal was based on an assertion that there had been inadequate analysis of the cumulative impacts of new residential and commercial development in the area.

Anne Halsted, President of the Telegraph Hill Dwellers, the appellants, said that parking was a serious problem and that analysis of local impacts was needed.

Nancy Katz, an area resident, stressed the need for analysis of impacts including traffic and parking.

Dianne Hunter, an area resident, said that an analysis of parking and traffic impacts was needed.

Alfred Broslever, an area resident, said that an EIR was needed to mitigate negative impacts.

Randal Nathan, Marshall Roth, Nan Roth, Henrietta Matta and Ken Matley, residents of the area, stressed the seriousness of parking and traffic problems. They asked that an EIR be required.

Tom Callahan, a project sponsor, described the proposed development. He said that there was ample evidence that projects for the elderly generated less traffic. The project, he said, will provide adequate parking.

Jennie Lew, representing the Chinese Community Housing Corporation, said that the matter had to be put in perspective. The number one need, she said, is housing, not parking.

Ms. Malandra indicated that a draft resolution denying the appeal was before the Commission.

Commissioner Bierman moved approval of the draft resolution. The motion was seconded by Commissioner Nakashima and passed unanimously as City Planning Commission Resolution No. 8240.

(Absent: Commissioners Dearman, Mignola)

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Commissioner Starbuck said that there was a need to require the developer to work with the Muni in providing access in terms of public transit to the development. Commissioner Bierman said that the developer should meet with the neighborhood.

EE78.207 - PUBLIC HEARING ON DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE FEDERAL RESERVE BANK OF SAN FRANCISCO, AREA GENERALLY BOUNDED BY MARKET, MAIN, MISSION AND SPEAR STREETS, PORTIONS OF ASSESSOR'S BLOCK 3712.
PROPOSAL TO CONSTRUCT 12-STORY STRUCTURE FOR BANK HEADQUARTERS, LEASED OFFICE SPACE INCLUDING PEDESTRIAN ARCADE AND MONEY MUSEUM.

The Commission agreed that before beginning the public hearing, it would consider items no. 4 and 5.

Richard Gamble, Planner IV, indicated that, with respect to the proposed Amendments to the Recreation and Open Space Element of the Master Plan, a formal resolution would be required. Pursuant to the Commission's actions at the joint hearing with the Recreation and Park Commission on March 20th, 1979, Mr. Gamble said that a simple motion would be required to reaffirm the Commission's intent that the three sites be included in the General Manager's Report.

Commissioner Nakashima moved approval of the draft resolution to adopt the proposed amendments to the Master Plan. The motion was seconded by Commissioner Bierman and passed unanimously as City Planning Commission Resolution No. 8241.
(Absent: Commissioners Dearman, Mignola)

Commissioner Bierman moved that the Commission reaffirm its intent that the subject sites be included in the program contained in the General Manager's Report. The motion was seconded by Commissioner Nakashima and passed unanimously.
(Absent: Commissioners Dearman, Mignola)

After their action, the Commission returned to the public hearing for the proposed Federal Reserve Bank of San Francisco (EE78.207).

At approximately 2:45 p.m., Commissioner Mignola arrived for the meeting.

President Rosenblatt indicated that a court reporter was present and asked each speaker, in making his presentation, to consider this fact.

Sandra Malandra, Planner II, reviewed the context of the draft EIR and the proposal.

With no preliminary remarks from the Commission, the first person to testify was Sue Hestor who represented San Francisco Tomorrow (SFT). Ms. Hestor said that the EIR did not treat adequately the growth inducing aspects of the proposal. Also, she said that the impact on the residential housing stock had not been treated adequately.

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Commissioner Bierman said that she hoped that SFT understood the trade-off between height and bulk limitations.

David Jones, representing San Franciscians for Reasonable Growth, said that the EIR did not adequately analyze the impact of highrise development on the demand for and cost of housing.

Fred Fuller, representing San Francisco Neighborhood Legal Assistance, said that the EIR did not make reference to the fact that a Federal Agency sponsoring development, could be required to provide replacement housing if there was inadequate housing for displaced tenants needing relocation housing.

Mrs. G. Bland Platt, President of the Landmarks Preservation Advisory Board, made a number of very specific comments on the draft EIR.

At the close of public testimony, President Rosenblatt indicated that it would be appropriate for Commissioners to comment. After brief comments by Commissioners, Commissioner Nakashima moved that the public hearing be closed. The motion was seconded by Commissioner Bierman and passed unanimously.

(Absent: Commissioner Dearman)

Barbara Sahn, Assistant Environmental Review Officer indicated that written comments would be accepted through May 2nd.

A certified court reporter was present. An official transcript has been made and is available for reference purposes in the files of the Department of City Planning.

EE78.225 - PUBLIC HEARING ON DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE CHILDREN'S HOSPITAL OF SAN FRANCISCO, 3700 CALIFORNIA STREET, LOT 21 IN ASSESSOR'S BLOCK 1606.
PROPOSAL TO REMODEL EXISTING BUILDINGS, DEMOLISH OLD BUILDINGS AND RECONSTRUCT NEW BUILDINGS INCLUDING A 45-SPACE PARKING GARAGE TO BRING THE HOSPITAL INTO CONFORMITY WITH CURRENT SEISMIC SAFETY STANDARDS AND WITH STATE DEPARTMENT OF HEALTH LICENSING REQUIREMENTS.

Gerald Owyang, Staff Assistant III, reviewed the proposal and the content of the draft EIR.

President Rosenblatt indicated that it was necessary that he leave the meeting at 4:20 p.m. He asked that he be permitted to comment before leaving.

After making a number of very specific comments about the text of the draft EIR, President Rosenblatt indicated Children's Hospital had prepared and made available a "Data Supplement". It would be useful, he said, for Commissioners to review this document.

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At approximately 4:20 p.m., President Rosenblatt left the meeting.

The following persons commented on the draft EIR:

1. Sue Hestor, who said that the EIR should more thoroughly treat the impacts on the residential neighborhoods.
2. Paul Gray, representing the Jordan Park Improvement Association, who said that his association was pleased and that it had worked well with the Hospital.
3. Mervyn Silverberg, representing the Sacramento Street Improvement Association, who said the association was pleased with the plan.

Commissioner Mignola asked if Environmental Review staff would explore ways to include the Supplemental Data, provided by the Hospital, in the EIR.

After brief comments by Commissioners, Commissioner Christensen moved that the public hearing be closed. The motion was seconded by Commissioner Mignola and passed unanimously.

(Absent: Commissioner Dearman)

STAFF PRESENTATION OF THE UNION STREET STUDY AND CONSIDERATION OF A RESOLUTION OF INTENTION TO INITIATE A UNION STREET SPECIAL USE DISTRICT.

Robin Jones, Planner II and Project Director for the Union Street Study, discussed the history of the evolution of Union Street.

Mary Anne Miller, Planner II, using a slide presentation, described the nature of uses to be found on Union Street.

Ms. Jones discussed the findings of the Union Street Study (the complete Study: Union Street, A Study by the Department of City Planning is available at the Office of the Department of City Planning).

Ms. Jones said that the basic recommendation of the staff was for the creation of a Union Street Special Use District. She then discussed, in summary fashion, provisions which would apply to specific uses in the special use district.

Ms. Miller reviewed proposed guidelines which the City Planning Commission would use pursuant to Section 303 of the City Planning Code in its review and consideration of requests for Conditional Use Authorization in the special use district. (Copies of the proposed provisions for specific uses in the Union Street Special Use District and the proposed guidelines for all new or expanded uses in the Union Street Special Use District, are available at the Office of the Department of City Planning.)

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Ms. Miller reviewed a memorandum, dated April 26, 1979. The memorandum, from the Director of Planning to the City Planning Commission, discussed "Alternatives for Control of Commercial Activity on Union Street". (A copy of this memorandum is available at the Office of the Department of City Planning.

At approximately 5:55 p.m. Commissioner Mignola left the meeting.

Rai Okamoto, Director of Planning, indicated his intent to recommend approval of a resolution of intent to initiate a Special Use District for Union Street.

Commissioner Starbuck extended the Commission's thanks to the staff for a remarkable effort.

Ed O'Herron, representing the Union Street Association, commended the staff and urged Commission approval of the resolution of intent to initiate a Special Use District.

Mervyn Silverberg, representing the Sacramento Street Improvement Association, said that the Association wanted no bars on Sacramento Street and only so many restaurants.

Bill Wilson, representing the Council of District Merchants, commended the staff and called for a City-wide, Comprehensive Commercial Zoning Study.

Harriet Witt, a Filbert Street resident, commended the staff. With respect to the guidelines, she said that a regionally oriented use was not necessarily bad.

Shirley Jacobs, a Union Street resident, thanked the staff.

Commissioner Bierman moved approval of the draft resolution of intent to initiate a Union Street Special Use District. The motion was seconded by Commissioner Christensen and passed unanimously as City Planning Commission Resolution No. 8142.

(Absent: Commissioners Dearman, Mignola, Rosenblatt)

PUBLIC HEARING ON ISSUES IDENTIFICATION FOR THE SAN FRANCISCO LOCAL COASTAL PLAN, PURSUANT TO THE COASTAL ACT OF 1976.

Marie Zeller, Planner III, indicated that the Commission had before it a draft resolution authorizing the Director of Planning to seek funds, in an amount not to exceed \$45,000, to prepare a Local Coastal Program pursuant to the Coastal Act of 1976.

With respect to the earlier discussion of the "Issues Identification" paper and the Playland Site, the Commission agreed that the paper should be revised with language suggested by Commissioner Bierman.

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Commissioner Bierman moved approval of the draft resolution. The motion was seconded by Commissioner Nakashima and passed unanimously as City Planning Commission Resolution No. 8243.

(Absent: Commissioners Dearman, Mignola, Rosenblatt)

The meeting was adjourned at 6:30 p.m.

Respectfully submitted,

Lee Woods
Secretary

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DOCUMENTS DEPT.

JUN 9 1979

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY AND MINUTES
OF THE
REGULAR MEETING
HELD
THURSDAY, MAY 3, 1979
ROOM 282, CITY HALL
11:30 A.M.

SAN FRANCISCO
PUBLIC LIBRARY

The City Planning Commission met pursuant to notice on Thursday, May 3, 1979, at 11:30 a.m. in Room 282, City Hall

PRESENT: Toby Rosenblatt, President; Ina F. Dearman, Vice-President; Susan J. Bierman, John Christensen, Joseph Mignola, Yoshio Nakashima, Charles Starbuck, members of the City Planning Commission.

ABSENT: None.

The staff of the Department of City Planning was represented by Rai Y. Okamoto, Director of Planning; Robert Passmore, Acting Zoning Administrator; George Williams, Assistant Director of Planning (Plans and Programs); Wayne Rieke, Planner IV; Selina Bendix, Environmental Review Officer; Alec Bash, City Planning Coordinator; Charles Gill, City Planning Coordinator; Glenda Skiffer, Planner II; Jeremy Kotas, Planner II; Jim Miller, Planner II; Ed Ezra, Planner I and Lee Woods, Secretary.

Gerald Adams represented the San Francisco Examiner.

APPROVAL OF MINUTES

Minutes of the Regular Meeting of April 26, 1979, were unanimously approved.

11:30 A.M. - Field Trip

Members of the Commission and staff departed from 100 Larkin Street at 11:30 a.m. to visit sites of May zoning cases.

Commissioners Christensen and Mignola were late in arriving for the meeting.

1:00 P.M. - Current Matters

DIRECTOR'S REPORT

George Williams, Assistant Director of Planning (Plans and Programs), reported that the Department was developing a housing related proposal for an innovative grant from the Department of Housing and Urban Development.

May 3, 1979

Robert Passmore, Acting Zoning Administrator, reported that, pursuant to Conditional Use approval in 1971, a building permit application was pending for a gymnasium which is proposed to be a part of the Recreation Center for the Handicapped. With respect to the intent of the Conditional Use, there is some concern about the relocation of the proposed gymnasium and the adequacy of the screening at the proposed site, he said.

Mr. George Hanna and Mr. George Dolan represented the Recreation Center for the Handicapped. Mr. Dolan said that the proposed gymnasium would encroach, slightly, into the view from Skyline Boulevard. The proposed site is fairly well screened by Eucalyptus trees, he said, and Monterey pines have been introduced successfully. Mr. Dolan asked the Commission to allow the Center, under the original Conditional Use, to proceed.

Rai Y. Okamoto, Director of Planning, said that the only issue was effective screening. I believe, he said, that the intent of the Conditional Use can be met.

Commissioner Bierman said that it could move ahead if the Department could be satisfied that enough landscaping could and would be provided. If you find it okay, she said, there is no need to bring it back to us.

Commissioners' Questions and Matters

The Commission agreed that it would be appropriate for Selima Bendix, Environmental Review Officer, to indicate, to the City of Brisbane, the Commission's view that the City and County of San Francisco should assume a co-lead agency role with respect to the proposed garbage incinerator to be located in the City of Brisbane.

1:15 P.M.

PRESENTATION OF HOUSING OPPORTUNITY SITE REPORT.

(Continued from the Meeting of March 22, 1979)

Glenda Skiffer, Planner III, described, briefly, the methodology by which the data had been collected. Our basic finding, she said, is that if housing construction was to continue at a rate averaged over the past five years, then there are sites sufficient for a ten-year period of construction.

Responding to Commissioner Bierman's concern about suitability of sites for construction, Rai Okamoto, Director of Planning, said that the Department intended to amend the report to include data related to the size of the site and topographical characteristics.

With respect to the suitability of a site for construction, President Rosenblatt said that standards change and that it would be impossible to say, in an absolute sense, that a site was not buildable.

No further action was taken on this matter.

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EE75.100 - SAN ADREAS PIPELINE NO. 3.

CONSIDERATION OF CERTIFICATION OF FINAL ENVIRONMENTAL IMPACT REPORT FOR CONSTRUCTION OF 66" DIAMETER WATER PIPELINE THROUGH THE CITIES OF SAN BRUNO, SOUTH SAN FRANCISCO AND COLMA AND UNINCORPORATED AREAS IN SAN MATEO COUNTY, A DISTANCE OF 6.5 MILES; EXCEPT FOR 38 STREET CROSSINGS, the PIPELINE WOULD BE CONSTRUCTED WITHIN AN EXISTING RIGHT-OF-WAY OWNED BY THE SAN FRANCISCO WATER DEPARTMENT

Selina Bendix, Environmental Review Officer, noted that the Commission had reviewed the "Comments and Responses" on the draft Environmental Impact Report (EIR). She said that the staff recommendation was to certify the final EIR. Further, she recommended a finding of no adverse impact.

In the absence of any public comment, Commissioner Bierman moved approval of the staff recommendation to certify the final EIR. The motion was seconded by Commissioner Mignola and passed unanimously as City Planning Commission Resolution No. 8244.

(Absent: Commissioner Christensen.)

At approximately 2:30 p.m., Commissioner Christensen arrived.

CU79.28 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 272 NINTH STREET, SOUTHWEST SIDE BETWEEN FOLSOM AND HOWARD STREETS, LOT 11 IN ASSESSOR'S BLOCK 3518, FOR RESIDENTIAL CARE FACILITY FOR 40 RESIDENTS WITH DAY PROGRAMS FOR 20 VISITORS, IN A C-3-S (DOWNTOWN SUPORT) DISTRICT.

A case report was available. It was summarized by Jim Miller, Planner II.

Dr. C. Underwood represented the applicant, the Pacific Medical Center (PMC). Responding to Commissioner Mignola, Dr. Underwood said PMC would spend approximately \$75,000 to remodel the building. Responding to Commissioner Dearman's concern about the proposed location, Dr. Underwood said that locations were hard to find and that the alternative was the State Hospital at Napa.

Further, Dr. Underwood said that the expectation was that a majority of patients would come from the area. He described the facility as a "three-quarter" house. It's an alternative to an in-patient facility with no medical over-lay, he said.

Representing the Community Mental Health Program of the Department of Public Health, Dr. Sanders stressed that patient services would be provided at a reduced cost.

Larry Littlejohn, an eight-year resident of the area, said that the area was indeed a community. He described it as a "gay" neighborhood and said that the proposed use was incompatible. Mr. Littlejohn said that a delicate balance existed in the neighborhood and that the facility would swamp the neighborhood.

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Julie Peck, a social worker in the Tenderloin Area, said that there had been a noticed public meeting on the facility and that there was virtually no expression of opposition.

Dr. Arthur Newman, a resident of the area, said that it was his belief that PMC had not sought an alternative facility for two years. He said that four members of the Mental Health Advisory Committee were opposed. Dr. Newman said that the neighborhood was not stable. He advised that the matter of location be rethought.

Robert Passmore, Acting Zoning Administrator, said that the staff recommendation was for approval with conditions. Mr. Passmore said that the area was zoned C-3-S and that it would support a wide range of uses. It would be appropriate, he said.

Commissioner Starbuck moved approval of the staff recommendation. The motion was seconded by Commissioner Nakashima and passed by a vote of 6-1 as City Planning Commission Resolution No. 8245.

(Voting yes: Commissioners Bierman, Christensen, Mignola, Nakashima, Rosenblatt, Starbuck; Voting no: Commissioner Dearman)

CU79.25 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 980 SACRAMENTO STREET, NORTH SIDE BETWEEN JOICE AND POWELL STREETS, LOT 10 IN ASSESSOR'S BLOCK 224, FOR AN ENCLOSED ROOFTOP ADDITION 5 FEET IN HEIGHT, 700 SQUARE FEET IN AREA, ON A 224-FOOT BUILDING IN AN RM-4 (MIXED RESIDENTIAL, HIGH DENSITY) DISTRICT.

Robert Passmore, Acting Zoning Administrator, said that the applicant had requested to withdraw the application. The recommendation is to permit withdraw without prejudice, he said.

Commissioner Dearman moved approval of the staff recommendation. The motion was seconded by Commissioner Nakashima and passed unanimously as City Planning Commission Resolution No. 8246.

CU79.24 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 797 -35TH AVENUE, NORTHWEST CORNER AT CABRILLO STREET, LOT 13C IN ASSESSOR'S BLOCK 1609, FOR RESIDENTIAL CARE FACILITY INCREASE FROM 6 TO 10 RESIDENTS IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

The Commission agreed to waive a presentation of the case report. Jim Miller, Planner II, said that the recommendation was for approval with conditions. We note, he said, that the expansion should have no significant impact.

Commissioner Nakashima moved approval of the staff recommendation. The motion was seconded by Commissioner Christensen and passed unanimously as City Planning Commission Resolution No. 8247.

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CU79.22 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT SOUTH SIDE OF ANZA STREET OPPOSITE COLLINS AND BLAKE STREETS, PORTION OF ANZA STREET PARKING LOT OF LONE MOUNTAIN CAMPUS OF THE UNIVERSITY OF SAN FRANCISCO, A PORTION OF LOT 3A IN ASSESSOR'S BLOCK 1107, FOR A COMMUNITY RECYCLING PROGRAM AND FACILITY, IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

A case report was available. It was summarized by Alec Bash, City Planning Coordinator.

The applicant, Mr. John Barry, of Richmond, California, said that as an open-air facility, the center had been at the same location for quite some time. We have no problem with rodents or traffic, he said, and noise is kept at an absolute minimum. Mr. Barry said that the proposed building would have six feet of sound insulation.

Fred Arendt, a nearby property owner, said that it was a dump yard and that he was opposed.

After being assured that there would be no view blockage from his home, Dr. Bernstein, an Anza Street resident, said that he was not opposed.

V. O. Hardy, a resident at 375 Ewing Street, said that there would be noise, odor, rodents and traffic congestion and that he was opposed.

Estelle Arendt, said that it was inappropriate in a residential district.

Robert Passmore, Acting Zoning Administrator said that the staff recommendation was for approval with conditions.

Commissioner Bierman said that it could be an annoyance to the neighborhood but that the benefits were great. The applicant has agreed to provide screening where the neighborhood thinks it necessary, she noted.

President Rosenblatt said that it was the Commission's intent that the hours of operation be observed in a strict sense.

The staff recommendation for approval with conditions was moved by Commissioner Bierman, seconded by Commissioner Dearman and passed unanimously as City Planning Commission Resolution No. 8248.

CU79.7 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 4112 - 24TH STREET, NORTH SIDE BETWEEN CASTRO AND DIAMOND STREETS, LOT 6 IN ASSESSOR'S BLOCK 2831, FOR CONVERSION OF DWELLING UNIT TO PROFESSIONAL OFFICES ABOVE GROUND STORY IN AN RC-1 (RESIDENTIAL-COMMERCIAL COMBINED, LOW DENSITY) DISTRICT.

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A case report was available. It was summarized by Alec Bash, City Planning Coordinator.

Howard Berman, an attorney, represented the applicants.

Dr. Carol Tuttle, an applicant, said that an alternate location for the clinic could not be found on 24th Street. Some of us live in the area, she said. Fifty-four percent of our patients live within walking distance and seventy percent of our patients have Medi-Cal coverage. We are not a disruption to the neighborhood.

Responding to questions from the Commission, Dr. Tuttle said that the building had been purchased in August of 1978 and occupied since October of 1978. At the time of purchase, she said, the three units upstairs were vacant. She said that appliances had been removed from a kitchen in one unit.

Responding to Commissioner Christensen, Dr. Tuttle said that the vacancies occurred prior to purchase.

Robert Passmore, Acting Zoning Administrator, noted that there was no record of building permits for the ground level retail use and that it was therefore illegal.

Walter Rasl, representing Friends of Noe Valley, said that the group supported the application. We are concerned about lost housing units, he said, and we would not want this to set a precedent. We would recommend that if you approve, the approval be limited to this group of applicants and this specific use.

Dan Aller, an area resident, said that the facility had improved the area.

Louis Hapfor said that both the Friends of Noe Valley and the 24th Street Merchants Association support the application.

Fred Methner, representing the East and West of Castro Improvement Club, said that the issue was the retention of housing and that he was opposed.

Jorge Verben, an applicant, said that the facility served a useful purpose.

Commissioner Dearman asked if the clinic had been legally located in its former building. Dr. Michael Fidler, an applicant said, "yes".

Mr. Schissel, an electrical inspector of the Bureau of Building Inspection, said that there had been no valid permits and that the previous use had been illegal.

Marne Hall, an applicant, said that the building was used to support many community functions.

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Robert Passmore, Acting Zoning Administrator, said that the staff recommendation was for approval with conditions. He said that there was a policy of retaining residential units but that in this case there is neighborhood support and a neighborhood should have necessary services.

Commissioner Starbuck said that this was a classic case. It is neighborhood services vs. the retention of residential units, he said. The building would become 100% commercial. He stressed that there would be nothing to prevent other applications based on an assertion of service to the neighborhood. I am opposed to this, he said.

Commissioner Bierman moved approval of the staff recommendation. I understand the housing issue, she said, but there is support.

The motion was seconded by Commissioner Mignola.

Commissioner Starbuck said that the use could be located on the ground floor. Commissioner Nakashima said that it was the right use in the wrong place.

The matter was disapproved by a vote of 5-2 as City Planning Commission Resolution No. 8249.

(Voting yes: Commissioners Christensen, Dearman, Nakashima, Rosenblatt, Starbuck; Voting no: Commissioner Bierman, Mignola)

The Commission agreed to consider, simultaneously, items No. 10 and No. 11. Further, the Commission agreed to waive the case report for each item.

Robert Passmore, Acting Zoning Administrator, indicated that there was a pending variance related to these matters and that the Acting Zoning Administrator would approve the variance applications. The staff recommendation is that both matters, RS79.41 and CU79.18, be approved with conditions.

Commissioner Nakashima moved approval of both matters. The motion was seconded by Commissioner Christensen. RS79.41 was approved unanimously as City Planning Commission Resolution No. 8250 and CU79.18 was approved unanimously as City Planning Commission Resolution No. 8251.

CU79.17 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 55-65 VANDEWATER STREET, SOUTH SIDE BETWEEN MASON AND POWELL STREETS, A PORTION OF LOT 11 IN ASSESSOR'S BLOCK 41, FOR EIGHT ADDITIONAL PARKING SPACES TO SERVE A NEW 13-UNIT BUILDING ALLOWED FIVE PARKING SPACES IN AN RC-4 (RESIDENTIAL-COMMERCIAL COMBINED, HIGH DENSITY) DISTRICT.

The Commission agreed to consider, simultaneously, items No. 12 (CU79.17), No. 13 (CU79.19), No. 14 (CU79.20), and No. 15 (CU79.21).

Robert Passmore, Acting Zoning Administrator, said that the staff recommendation was for approval of each item.

MAY 3, 1979

Commissioner Bierman moved approval of each item. The motion was seconded by Commissioner Nakashima and passed unanimously. Item No. 12 (CU79.17) was approved as City Planning Commission Resolution No. 8252. Item No. 13 (CU79.19) was approved as City Planning Commission Resolution No. 8253. Item No. 14 (CU79.20) was approved as City Planning Commission Resolution No. 8254. Item No. 15 (CU79.21) was approved as City Planning Commission Resolution No. 8255.

CU79.14 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 2815 BUSH STREET, SOUTH SIDE BETWEEN BAKER AND LYON STREET, LOT 32A IN ASSESSOR'S BLOCK 1054, FOR CHILD CARE FACILITY FOR 50 CHILDREN, IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.
(CONTINUED FROM THE MEETING OF APRIL 5, 1979)

Jim Miller, Planner II, noted that the hearing had been continued from April 5, 1979. The applicant has agreed to reduce the number of children to 23, he said, and the staff recommendation is for approval.

President Rosenblatt said that he would vote for approval but that Bush Street seemed an inappropriate street for a child care facility.

The staff recommendation for approval was moved by Commissioner Nakashima, seconded by Commissioner Bierman and passed unanimously as City Planning Commission Resolution No. 8256.

At approximately 5:25 p.m., Commissioner Dearman left the meeting.

CU78.64 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT INTERIOR PORTION OF BLOCK BOUNDED BY 19TH, OAKWOOD, 18TH AND GURRERO STREETS, AT 3620 - 19TH STREET, LOT 18, 68, AND 70 IN ASSESSOR'S BLOCK 3587, FOR A PLANNED UNIT DEVELOPMENT CONSISTING OF 31 TOWNHOUSES IN SEVEN BUILDINGS, WITH 38 PARKING SPACES, REQUIRING AN EXCEPTION TO REAR YARD REQUIREMENTS, IN AN RH-2 (HOUSE, TWO-FAMILY) AND RH-3 (HOUSE, THREE-FAMILY) DISTRICT.

A case report was available. It was summarized by Jeremy Kotas, Planner II.

Terry Lindahl, an architect, represented the applicant, Edwin Litke.

Based on a field trip to the subject site and the project description contained in the case report, Commissioner Nakashima indicated to Mr. Lindahl, his concern about possible impacts to the rear yards and open space of the surrounding dwellings.

Mr. Enomoto, the project architect, said that an important consideration was the type of housing being provided. There is a scarcity of single-family housing, he said, and this proposal is for family type housing.

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Jerry Freeman, an area resident, said that the proposal would result in increased density, traffic congestion, noise and less sunlight for surrounding dwellings. Affirming the views expressed by Mr. Freeman, the following residents of the area spoke:

1. Charles Webster
2. John Calderwood
3. Paul Wagers
4. Ronald Brown
5. Odett Pisha
6. William Summer
7. Jill Rashold
8. Dan Goodlock
9. Michael Chamburg

At approximately 6:00 p.m., Commissioner Nakashima left the meeting.

Robert Passmore, Acting Zoning Administrator, said that the proposal, as a Planned Unit Development, had been preferred to a simple variance for rear yard and open space. In this instance, it does not seem to work, he said. It would not improve residential quality in this block. The recommendation, he said, is for disapproval.

The staff recommendation was moved by Commissioner Starbuck, seconded by Commissioner Bierman and passed unanimously as City Planning Commission Resolution No. 8257.

(Absent: Commissioners Dearman, Nakashima)

COMMISSIONERS QUESTIONS AND MATTERS (CONTINUED)

The Commission requested that the staff prepare and have calendared, a resolution of intent to initiate a Special Use District for the site of the former Sutro Baths.

The meeting adjourned at 6:30 p.m.

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SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE REGULAR MEETING
THURSDAY
MAY 10, 1979
ROOM 282, CITY HALL
1:00 P.M.

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PRESENT: Commissioners Bierman, Christensen, Dearman, Mignola, Nakashima, Rosenblatt, Starbuck.

ABSENT: None.

Approval of Minutes:

The Minutes of the Regular Meeting of May 3, 1979, were unanimously approved.

1:00 P.M.

1. Current Matters

A. Director's Report

- a. Consideration of Resolution Endorsing Guidelines for Conditional Use Authorization in Landmarks.
(Continued from the Meeting of May 3, 1979)
PASSED MOTION DIRECTING THE DEPARTMENT TO INDICATE TO THE BOARD OF SUPERVISORS THAT THE COMMISSION RECOMMENDS DELETION OF SECTION 209.9(e) OF THE CITY PLANNING CODE. Vote: 4-3
(Voting yes: Commissioners Christensen, Mignola, Rosenblatt, Starbuck;
Voting no: Commissioners Bierman, Dearman, Nakashima)
- b. Resolution Authorizing Director of Planning to Negotiate and Execute a Consultant Contract with Wilbur Smith and Associates to Conduct a Study of Pedestrian Circulation and Urban Goods Movement, and its Interface with Public Transit, within the Downtown Area of San Francisco as part of the Center City Circulation Program.
APPROVED RESOLUTION NO. 8258 Vote: 5-2
(Voting yes: Commissioners Bierman, Christensen, Mignola, Nakashima, Rosenblatt; Voting no: Commissioners Dearman, Starbuck)

B. Commissioners' Questions and Matters

Consideration of Resolution of Intent to Initiate a Special Use District for Existing C-2 Zoning District North of POINT LOBOS AVENUE and West of MERRIE WAY; Lot 21, in Assessor's Block 1313.

APPROVED

RESOLUTION NO. 8259

Vote: 7-0

1:30 P.M.

2. Review of Final Plans for Buildings on Blocks "E and F" of the Levi's Plaza Project, Authorized on January 4, 1979, under CU78.66.
PASSED MOTION INSTRUCTING THE DEPARTMENT TO BRING TO THE COMMISSION FOR REVIEW ADDENDA TO THE SITE PERMIT AND FINAL PLANS DETAILING PROPOSED ROOF-TOP TREATMENTS. Vote: 5-2
(Voting yes: Commissioners Bierman, Dearman, Christensen, Mignola, Starbuck;
Voting no: Commissioners Nakashima, Rosenblatt)

2:00 P.M.

3. EE78.61 - Public Hearing on Draft Environmental Impact Report for the Proposed Pacific Gateway Office Tower.
Proposal for 33-Story Office Building on MISSION STREET Between MAIN and BEALE STREETS.
PASSED MOTION TO CLOSE THE PUBLIC HEARING Vote: 7-0

3:00 P.M.

4. EE76.167- Consideration of Certification of the Final Environmental Impact Report (EIR) for STOW LAKE, CHINESE PAVILION and HUNTINGTON FALLS.
Proposal for Projects in the Stow Lake/Huntington Falls Area:
(1) Construction of Chinese Pavilion donated by Taipei, Taiwan
and (2) Restoration of Huntington Falls; Repairs and Improvements for portions of Golden Gate Park Irrigation System.
APPROVED RESOLUTION NO. 8260 Vote: 7-0
(TO CERTIFY FINAL ENVIRONMENTAL IMPACT REPORT)

APPROVED RESOLUTION NO. 8261 Vote: 4-3
(TO FIND THAT THE PROPOSED CHINESE PAVILION COULD NOT HAVE A SIGNIFICANT IMPACT ON THE ENVIRONMENT)
(Voting yes: Commissioners Christensen, Mignola, Nakashima, Rosenblatt; Voting no: Commissioners Bierman, Dearman, Starbuck)
5. EE78.373- Appeal of Negative Declaration for Condominium Building and Conversion at 1065-1067 LOMBARD STREET and 44 LURMONT TERRACE, Lots 25-28 in Assessor's Block 71.
Proposal for 9-Units of New Construction and Conversion of 3 Existing Units to 4 Condominium Units.
DISAPPROVED RESOLUTION NO. 8263 Vote: 3-2
(Voting yes: Commissioners Christensen, Mignola, Rosenblatt;
Voting no: Commissioners Bierman, Starbuck; Absent: Commissioners Dearman, Nakashima)
6. CU78.68 - Request for Authorization of Conditional Use at 44 LURMONT TERRACE and 1065-67 LOMBARD STREET, in Block Bounded by Lombard, Leavenworth, Greenwich and Hyde Streets, Lots 25, 26 and 27 in Assessor's Block 71, for 13 Dwelling Units with 20 Parking Spaces, exceeding a Ratio of 1.5 to 1.0 Parking Spaces per Dwelling Unit, on a 16,465 Square Foot Parcel in an RH-3 (House, Three-Family) District.
PASSED MOTION TO CONTINUE TO MAY 31, 1979 Vote: 4-1
(Voting yes: Commissioners Bierman, Mignola, Rosenblatt, Starbuck;
Voting no: Commissioner Christensen; Absent: Commissioners Dearman, Nakashima)

7. DR79.8 - Consideration of Discretionary Review of Building Permit Application No. 7813350 for a 3-Unit Building at 1172-1176 GREENWICH STREET near Southard Place.
NO ACTION TAKEN
8. DR79.8 - Discretionary Review of Building Permit Application No. 7813350 for a 3-Unit Building at 1172-1176 GREENWICH STREET near Southard Place.
NO ACTION TAKEN
9. ZM79.17 - Request for Reclassification of Property in the Vicinity of Lurmont Terrace, 2225-31 LEAVENWORTH STREET and 1033-37 LOMBARD STREET, Lots 4, 5, 5M, 21A and 25 in Assessor's Block 71, from an RH-3 (House, Three-Family) to an RH-1 (House, One-Family) District.
DISAPPROVED RESOLUTION NO. 8264 Vote: 5-0
(Absent: Commissioners Dearman, Nakashima)
10. DR79.9 - Consideration of Discretionary Review of Building Permit Application for a 3-Unit Dwelling at 2231 LEAVENWORTH STREET, Northwest Corner of Lurmont Terrace; Lot 4 in Assessor's Block 71.
NO ACTION TAKEN
11. DR79.9 - Discretionary Review of Building Permit Application for a 3-Unit Dwelling at 2231 LEAVENWORTH STREET, Northwest Corner of Lurmont Terrace; Lot 4 in Assessor's Block 71.
NO ACTION TAKEN
- 4:30 P.M.
12. CU78.14 - Consideration of Resolution Granting Conditional Use Authorization for Expansion of STONESTOWN SHOPPING CENTER.
APPROVED RESOLUTION NO. 8262 Vote: 4-1
(Voting yes: Commissioners Bierman, Christensen, Mignola, Rosenblatt; Voting no: Commissioner Starbuck; Absent: Commissioners Dearman, Nakashima)

ADJOURNED: 11:40 P.M.

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SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE REGULAR MEETING
THURSDAY
MAY 31, 1979
ROOM 282, CITY HALL
1:00 P.M.

JUN 13 1979

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PRESENT: Commissioners Bierman, Christensen, Dearman, Mignola, Nakashima, Rosenblatt, Starbuck.

ABSENT: None

Approval of Minutes

The minutes of the regular meeting of May 17, 1979 were unanimously approved.

1:00 P.M.

1. Current Matters

A. Director's Report

With respect to a Discretionary Review and setback rearing for 1007 Taraval Street, the Director indicated that, by simple motion, the Commission could approve formal language contained in resolutions before the Commission.

Commissioner Dearman moved approval of the language of the resolutions. The motion was seconded by Commissioner Bierman and passed unanimously.
(ABSENT: Mignola)

With respect to proposed single-family development on Villa Terrace, Commissioner Bierman said that the Commission wished to have the Department bring the permit to the Commission.

In the context of the Chinatown Circulation Study being undertaken by the Tudor Engineering Co., the Director indicated that the Commission had a resolution, before it, which would authorize amendment of the contract for an amount of \$6,000. This money, he said, will provide for additional analysis of traffic circulation the Stockton Street corridor.

Commissioner Bierman moved approval of the resolution. The motion was seconded by Commissioner Christensen.

Commissioner Starbuck said that he had reservations because the work was not being undertaken by Department

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staff, and the Chinatown "trip" organization is not involved, he said.

The motion for approval passed as City Planning Commission Resolution NO. 8282 by a vote of 5-1.
(VOTING NO: Commissioner Starbuck)
(ABSENT: Commissioner Mignola)

Robert Passmore, Acting Zoning Administrator, indicated that the Commission had before it a policy resolution. The intent of the resolution, he said, is to prohibit new or expanded openings to commercial uses within fifty (50) feet of residential districts until the Code can be changed. This is an appropriate way to control commercial impacts on residential districts, he said.

Commissioner Starbuck moved approval of the draft resolution. The motion was seconded by Commissioner Bierman and passed unanimously as City Planning Commission Resolution NO. 8282.
(ABSENT: Commissioner Mignola)

The Director requested and the Commission agreed to schedule for June 6th, an Implementation Committee meeting to discuss proposed reforms for the building permit process.

B. Commissioners' Questions and Matters

Commissioner Bierman reported that Supervisor Molinari would introduce a charter amendment related to "tie-vote" procedure for City Commissioners. President Rosenblatt said that he would try to impress the Supervisor with the fact that "tie-votes" did not occur with frequency to justify such an action.

Commissioner Nakashima expressed concern about the proposed United Federal Savings for Japantown. He said that the Department should support Redevelopment Agency staff opposition.

(At this time, Commissioner Mignola arrived for the meeting.)

Commissioner Dearman asked if nothing could be done about the single-family dwelling proposed for the 1600 block of Shrader Street. Mr. Passmore said that the Commission had no jurisdiction and that nothing could be done.

MAY 31, 1979

President Rosenblatt indicated that the Bay Conservation Development Commission could take no action on the Crowley proposal for Pier 41 until the Commission had taken some action. Bring it to us, he said.

President Rosenblatt said that the developer of Pier 39 should be told of San Francisco Tomorrow's Concern that the Pier 39 park be completed.

With respect to the final Environmental Impact Report for 333 Market Street, Commissioner Starbuck noted that the satellite building was proposed to be free standing. Also, he said that there was a circulation problem between Market and Mission Streets and that a branch bank was being proposed for the satellite building.

2:00 P.M.

2. RS79.40 - 6-Unit Condominium Conversion Subdivision at 2925 CALIFORNIA STREET, southside between Baker and Broderick Streets, Lot 28 in Assessor's Block 1029.

APPROVED WITH CONDITIONS RESOLUTION NO. 8283
Vote: 6-0
(ABSENT: Commissioner Mignola)

3. RS79.1 - 8 -Unit Condominium Conversion Subdivision at 2323 LAGUNA STREET, northwest corner at Washington Street, Lot 3A in Assessor's Block 603.
APPROVED WITH CONDITIONS RESOLUTION NO. 8284
Vote: 4-3
(Voting yes: Commissioners Christensen, Nakashima, Mignola, Rosenblatt; Voting no: Commissioners Bierman, Dearman, Starbuck)

2:30 P.M.

4. RS79.6 - 6-Unit Condominium Conversion Subdivision at 2329 DIVISADERO STREET, west side between Washington and Jackson Streets, Lot 4 in Assessor's Block 980.
APPROVED WITH CONDITIONS RESOLUTION NO. 8285
Vote: 4-3
(Voting yes: Commissioners Christensen, Nakashima, Mignola, Rosenblatt; Voting no: Commissioners Bierman, Dearman, Starbuck)
5. RS79.10 - 17-Unit Condominium Conversion Subdivision at 2238 HYDE STREET, east side between Lombard and Greenwich Streets, Lot 12 in Assessor's Block 71.
PASSED MOTION TO CONTINUE TO JULY 19, 1979.
Vote: 6-0
(Abstained: Commissioner Rosenblatt)

6. RS79.16 - 9-Unit Condominium Conversion Subdivision at 1234-54 WASHINGTON STREET, north side between Taylor and Jones Streets, Lots 8 and 9 in Assessor's Block 189.
APPROVED WITH CONDITIONS RESOLUTION NO. 8286
Vote: 4-3
(Voting yes: Commissioner Christensen, Mignola, Nakashima, Rosenblatt; Voting no: Commissioners Bierman, Dearman, Starbuck)

3:00 P.M.

7. RS79.2 - Joint Public Hearing with the Department of public Works involving the 35-Unit Condominium Conversion Subdivision at 2999 CALIFORNIA STREET, southeast corner at Baker Street, Lot 23 in Assessor's Block 1029.
APPROVED WITH CONDITIONS RESOLUTION NO. 8287
Vote: 4-3
(Voting yes: Commissioners Christensen, Mignola, Nakashima, Rosenblatt; Voting no: Commissioners Bierman, Dearman, Starbuck)
9. RS79.27 - Joint Public Hearing with the Department of Public Works involving the 25-Unit Condominium Conversion Subdivision at 1870 JACKSON STREET, northside between Franklin and Gough Streets, Lot 2 in Assessor's Block 593.
(Continued from the meeting of April 12, 1979)
DISAPPROVED RESOLUTION NO. 8288 Vote: 7-0

3:30 P.M.

9. RS79.36 - Joint Public Hearing with the Department of Public Works involving the 45-Unit Condominium Conversion Subdivision at 1835 FRANKLIN STREET, west side between Sacramento and Clay Streets, Lot 2 in Assessor's Block 624.
APPROVED WITH CONDITIONS RESOLUTION NO. 8289
Vote: 4-3
(Voting yes: Commissioners Christensen, Mignola, Nakashima, Rosenblatt; Voting no: Commissioners Bierman, Dearman, Starbuck)

4:00 P.M.

10. CU78.68 - Request for Authorization of Conditional Use at 44 LURMONT TERRACE and 1065-67 LOMBARD STREET, in Block Bounded by Lombard, Leavenworth, Greenwich and Hyde Streets, Lots 25, 26 and 27 in Assessor's Block 71, for 13 Dwelling Units with 20 Parking Spaces, exceeding a Ratio of 1.5 to 1.0 Parking Spaces per Dwelling Unit, on a 16,465 Square Foot Parcel in an RH-3 (House, Three-Family) District.

MAY 31, 1979

(Continued from the meeting of May 10, 1979)

PASSED MOTION TO CONTINUE TO JULY 19, 1979)

Vote: 6-0

(ABSENT: Commissioner Dearman)

5:00 P.M.

11. Consideration of Resolution Endorsing Guidelines for Conditional Use Authorization in Landmarks.

(Continued from the Meeting of May 10, 1979)

A motion to endorse guidelines failed by a "tie-vote" of 3-3.

(Voting yes: Commissioners Bierman, Nakashima, Starbuck ;

Voting no: Commissioners Christensen, Mignola, Rosenblatt ;

ABSENT: Commissioner Dearman)

A motion to endorse guideline and to initiate a text amendment failed by a "tie-vote" of 3-3.

(Voting yes: Commissioners Bierman, Nakashima, Starbuck ;

Voting no: Commissioners Christensen, Mignola, Rosenblatt ;

ABSENT: Commissioner Dearman)

The meeting was adjourned at 6:30 P.M.

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SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
HELD
THURSDAY
JULY 19, 1979
ROOM 282, CITY HALL
1:00 P.M.

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PRESENT: Commissioners Bierman, Christensen, Dearman, Mignola, Nakashima and Rosenblatt.

ABSENT: Commissioner Starbuck.

APPROVAL OF MINUTES

The minutes of the Regular Meeting of June 28, 1979, were approved unanimously.

Vote 5-0

Absent: Commissioners Mignola and Starbuck

1:00 P.M.

1. Current Matters

A. Director's Report

CONSIDERATION OF RESOLUTION INITIATING AMENDMENT TO THE CITY PLANNING CODE TO INCREASE FILING FEES FOR APPLICATIONS FOR RECLASSIFICATIONS, SETBACK ORDINANCES, CONDITIONAL USES AND VARIANCES.

Approved. Resolution No. 8310 Vote 6-0

Absent: Commissioner Starbuck

B. Commissioners' Questions and Matters

1:30 P.M.

2. EE79.52 - CONSIDERATION OF CERTIFICATION OF FINAL ENVIRONMENTAL IMPACT REPORT FOR WASTE WATER SLUDGE MANAGEMENT PROJECT FOR THE SAN FRANCISCO BAY REGION AND THE CITY AND COUNTY OF SAN FRANCISCO; PROPOSAL FOR A TWO-STAGE COMPOSTING AND LANDFILLING PROJECT FOR SAN FRANCISCO SEWAGE SLUDGE DISPOSAL. ALTERNATIVE SITES IN THE CITY OF BRISBANE AND IN THE CITY OF MOUNTAIN VIEW ARE PROPOSED FOR THE COMPOSTING OPERATION.
(Continued from the Regular Meeting of May 24, 1979)
(The Director will recommend that this motion be continued to August 9, 1979)

Passed motion to continue to August 9, 1979.

Vote 6-0

Absent: Commissioner Starbuck

1:30 P.M. (Cont)

3. Consent Calendar

- a. R79.3 - CHANGE IN SIDEWALK WIDTH ON EAST SIDE OF LAGUNA STREET BETWEEN NORTH POINT AND BAY STREET FROM 15 FEET TO 5 FEET 9 INCHES, TO PROVIDE ONE ADDITIONAL MOVING LANE OF TRAFFIC.

Passed motion for conformity with the Master Plan.
Vote 6-0

Absent: Commissioner Starbuck

- b. R79.4 - CHANGE IN SIDEWALK WIDTH ON SCOTT STREET AT LLOYD STREET TO ADD TWO SIDEWALK BULKS EACH EXTENDING 7 FEET INTO SCOTT STREET, TO FACILITATE CROSSING OF PEDESTRIANS.

Passed motion for conformity with the Master Plan.
Vote 6-0

Absent: Commissioner Starbuck

- c. R79.8D - LEASE OF PACIFIC HEIGHTS SCHOOL, 2340 JACKSON STREET, NORTHWEST CORNER AT WEBSTER STREET, LOT 4 IN ASSESSOR'S BLOCK 588, TO THE SAN FRANCISCO ART COMMISSION FOR AN ARTS CENTER.

Passed motion to continue to August 9, 1979.
Vote 6-0

Absent: Commissioner Starbuck

- d. R79.31 - IMPROVE UNDEVELOPED PORTION OF DETROIT STREET FROM MANGELS AVENUE TO 113 FEET NORTHERLY AS A STREET WITH SIDEWALKS, TO ALLOW CONSTRUCTION OF FOUR ONE-FAMILY DWELLINGS.

Passed motion for conformity with the Master Plan.
Vote 6-0

Absent: Commissioner Starbuck

(The Director will recommend that these items be found in conformity with the Master Plan; if discussion on any of these proposals is required, the Director will recommend continuance to August 9, 1979.)

2:00 P.M.

4. RS79.10 - 17-UNIT CONDOMINIUM CONVERSION SUBDIVISION AT 2238 HYDE STREET, EAST SIDE BETWEEN LOMBARD AND GREENWICH STREETS, LOT 12 IN ASSESSOR'S BLOCK 71.
(Continued from the Regular Meeting of May 31, 1979)

Passed motion to continue to August 16, 1979.

Vote 5-0

Absent: Commissioner Starbuck

Abstained: Commissioner Rosenblatt

2:30 P.M.

5. CU78.53 - 1500 - 19TH AVENUE, SOUTHEAST CORNER OF KIRKHAM STREET, LOT 10 IN ASSESSOR'S BLOCK 1864, IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO REMOVE A TERMINATION DATE FROM A NON-CONFORMING GASOLINE SERVICE STATION IN A RESIDENTIAL ZONING DISTRICT.
(Continued from the Regular Meeting of May 17, 1979)

Approved with conditions.

Resolution No. 8312

Vote 6-0

Absent: Commissioner Starbuck

6. CU78.47 - 300 MONTEREY BOULEVARD, NORTHWEST CORNER OF CONGO STREET, LOT 6 IN ASSESSOR'S BLOCK 3091, IN AN RM-1 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO REMOVE A TERMINATION DATE FROM A NON-CONFORMING GASOLINE SERVICE STATION IN A RESIDENTIAL ZONING DISTRICT.

Approved withdrawal without prejudice.

Resolution No. 8311

Vote 6-0

Absent: Commissioner Starbuck

3:00 P.M.

7. CU79.2 - 7355 GEARY BOULEVARD, SOUTHEAST CORNER OF 38TH AVENUE, LOT 34 IN ASSESSOR'S BLOCK 1507, IN AN RM-1 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO REMOVE A TERMINATION DATE FROM A NON-CONFORMING GASOLINE SERVICE STATION IN A RESIDENTIAL ZONING DISTRICT.

Approved. Resolution No. 8313

Vote 6-0

Absent: Commissioner Starbuck

3:00 P.M. (Cont)

8. CU79.41 - 6900 GEARY BOULEVARD, NORTHWEST CORNER OF 33RD AVENUE, LOT 7 IN ASSESSOR'S BLOCK 1465, IN AN RM-2 (MIXED RESIDENTIAL, MODERATE DENSITY) DISTRICT PROPOSED TO BE RECLASSIFIED TO AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO REMOVE A TERMINATION DATE FROM A NON-CONFORMING GASOLINE SERVICE STATION IN A RESIDENTIAL ZONING DISTRICT.

Approved. Resolution No. 8314 Vote 6-0
Absent: Commissioner Starbuck

9. CU78.49 - 4135 CALIFORNIA STREET, SOUTHEAST CORNER OF 4TH AVENUE, LOT 20 IN ASSESSOR'S BLOCK 1363, IN AN RM-1 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT PROPOSED TO BE RECLASSIFIED TO AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO REMOVE A TERMINATION DATE FROM A NON-CONFORMING GASOLINE SERVICE STATION IN A RESIDENTIAL ZONING DISTRICT.

Approved. Resolution No. 8315 Vote 6-0
Absent: Commissioner Starbuck

10. CU79.36 - 4045 CALIFORNIA STREET, SOUTHEAST CORNER OF 3RD AVENUE, LOT 18 IN ASSESSOR'S BLOCK 1362, IN AN RM-1 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT PROPOSED TO BE RECLASSIFIED TO AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO REMOVE A TERMINATION DATE FROM A NON-CONFORMING GASOLINE SERVICE STATION IN A RESIDENTIAL ZONING DISTRICT.

Approved. Resolution No. 8316 Vote 6-0
Absent: Commissioner Starbuck

3:00 P.M. (Cont)

11. CU79.39 - 3898 CALIFORNIA STREET, NORTHEAST CORNER OF ARGUELLO BOULEVARD, LOT 25 IN ASSESSOR'S BLOCK 1015, IN AN RM-1 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT PROPOSED TO BE RECLASSIFIED TO AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO REMOVE A TERMINATION DATE FROM A NON-CONFORMING GASOLINE SERVICE STATION IN A RESIDENTIAL ZONING DISTRICT.

Approved. Resolution No. 8317 Vote 6-0
Absent: Commissioner Starbuck

12. CU79.4 - 2500 FULTON STREET, NORTHWEST CORNER OF ARGUELLO BOULEVARD, LOT 12 IN ASSESSOR'S BLOCK 1644, IN AN RM-2 (MIXED RESIDENTIAL, MODERATE DENSITY) DISTRICT PROPOSED TO BE RECLASSIFIED TO AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO REMOVE A TERMINATION DATE FROM A NON-CONFORMING GASOLINE SERVICE STATION IN A RESIDENTIAL ZONING DISTRICT.

Approved. Resolution No. 8318 Vote 6-0
Absent: Commissioner Starbuck

4:00 P.M.

13. CU79.3 - 2298 BUSH STREET, NORTHEAST CORNER OF STEINER STREET, LOT 16 IN ASSESSOR'S BLOCK 659, IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO REMOVE A TERMINATION DATE FROM A NON-CONFORMING GASOLINE SERVICE STATION IN A RESIDENTIAL ZONING DISTRICT.

Approved. Resolution No. 8319 Vote 6-0
Absent: Commissioner Starbuck

14. CU78.46 - 1999 PINE STREET, SOUTHEAST CORNER OF LAGUNA STREET, LOT 24 IN ASSESSOR'S BLOCK 663, IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO REMOVE A TERMINATION DATE FROM A NON-CONFORMING GASOLINE SERVICE STATION IN A RESIDENTIAL ZONING DISTRICT.

Approved. Resolution No. 8320 Vote 6-0
Absent: Commissioner Starbuck

4:00 P.M. (Cont)

15. CU79.38 - 3600 FILLMORE STREET, NORTHEAST CORNER OF BAY STREET, LOT 20 IN ASSESSOR'S BLOCK 436F, IN AN RM-3 (MIXED RESIDENTIAL, MEDIUM DENSITY) DISTRICT; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO REMOVE A TERMINATION DATE FROM A NON-CONFORMING GASOLINE SERVICE STATION IN A RESIDENTIAL ZONING DISTRICT.

Approved with conditions. Resolution No. 8321

Vote 5-0

Absent: Commissioners Christensen and Starbuck

4:30 P.M.

16. CU78.48 - 710 SAN JOSE AVENUE, SOUTHWEST CORNER OF 29TH STREET, LOT 29 IN ASSESSOR'S BLOCK 6634, IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO REMOVE A TERMINATION DATE FROM A NON-CONFORMING GASOLINE SERVICE STATION IN A RESIDENTIAL ZONING DISTRICT.

Approved with conditions. Resolution No. 8322

Vote 4-0

Absent: Commissioners Dearman, Christensen and Starbuck

17. CU79.40 - 1400 SOUTH VAN NESS AVENUE, SOUTHWEST CORNER OF 25TH STREET, LOT 1 IN ASSESSOR'S BLOCK 6527, IN AN RM-1 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO REMOVE A TERMINATION DATE FROM A NON-CONFORMING GASOLINE SERVICE STATION IN A RESIDENTIAL ZONING DISTRICT.

Approved with conditions. Resolution No. 8323

Vote 4-0

Absent: Commissioners Dearman, Christensen and Starbuck

4:30 P.M. (Cont)

18. CU79.44 - 2200 - 19TH AVENUE, SOUTHEAST CORNER OF RIVERA STREET, LOT 8 IN ASSESSOR'S BLOCK 2331, IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO REMOVE A TERMINATION DATE FROM A NON-CONFORMING GASOLINE SERVICE STATION IN A RESIDENTIAL ZONING DISTRICT.

Approved with conditions. Resolution No. 8324
Vote 4-0

Absent: Commissioners Dearman, Christensen and Starbuck

19. CU79.45 - 645 JUDAH STREET, SOUTHEAST CORNER OF 12TH AVENUE, LOT 41C IN ASSESSOR'S BLOCK 1842, IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO REMOVE A TERMINATION DATE FROM A NON-CONFORMING GASOLINE SERVICE STATION IN A RESIDENTIAL ZONING DISTRICT.

Approved with conditions. Resolution No. 8325
Vote 4-0

Absent: Commissioners Dearman, Christensen and Starbuck

5:00 P.M.

20. VZ78.110 - 347 - 8TH AVENUE, SOUTH OF IRVING STREET, LOT 10 IN ASSESSOR'S BLOCK 1763; REQUEST OF FRED PAAT FOR CITY PLANNING COMMISSION DECISION ON FRONT SETBACK VARIANCE HEARD BY ZONING ADMINISTRATOR ON NOVEMBER 22, 1978.

Passed motion to disapprove.
Vote 4-0

Absent: Commissioners Dearman, Christensen and Starbuck

21. DR79.11 - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 7903330 FOR AN OFFICE BUILDING AT 2 UNITED NATIONS PLAZA, AT THE NORTHWEST CORNER OF MARKET STREET AND 7TH STREET NORTH, PORTION OF ASSESSOR'S BLOCK 351 WITHIN THE MARKET STREET DISCRETIONARY REVIEW AREA.

Approved with conditions. Resolution No. 8326
Vote 4-0

Absent: Commissioners Dearman, Christensen and Starbuck

Adjourned: 10:00 p.m.

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SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY AND MINUTES
OF THE
REGULAR MEETING
HELD
THURSDAY, JUNE 14, 1979
ROOM 282, CITY HALL
2:00 P.M.

SAN FRANCISCO
PUBLIC LIBRARY

The City Planning Commission met pursuant to notice on Thursday, June 14, 1979 at 2:00 p.m. in Room 282, City Hall.

PRESENT: Toby Rosenblatt, President; Ina F. Dearman, Vice-President; Susan J. Bierman; John Christensen; Joseph Mignola; Yoshio Nakashima; and Charles Starbuck; members of the City Planning Commission.

ABSENT: None

The staff of the Department of City Planning was represented by Rai Y. Okamoto, Director of Planning; George Williams, Assistant Director of Planning-Plans and Programs; Robert Passmore, Acting Zoning Administrator; Wayne Rieke, Planner IV; Barbara Sahn, Assistant Environmental Review Officer; Charles Gill, City Planning Coordinator; Sandra Malandra, Planner II; Eva Levine, Planner II; and Lee Woods, Secretary,

Gerald Adams represented the San Francisco Examiner. Mike Mewhinney represented the San Francisco Progress.

Approval of Minutes

The minutes of the Regular Meeting of June 7, 1979 were approved unanimously.

Current Matters

A. Director's Report

CONSIDERATION OF RESOLUTION MODIFYING PLANNING COMMISSION RESOLUTION NO. 7818 TO DELETE THE RENT SURVEY AS A MANDATORY MITIGATING MEASURE FROM THE NEGATIVE DECLARATION EE77.251 FOR THE NORTH OF MARKET STREET RAP.

The Director noted that the Commission had continued this matter to permit the North of Market Street Rehabilitation Assistance Program (RAP) Citizens Advisory Committee (CAC) to review the proposed deletion of funding for the rent survey. The CAC has met, he said, and it voted 6-2 to support deletion of funding.

SUMMARY AND MINUTES OF THE REGULAR MEETING

JUNE 14, 1979

Richard Livingston, President of the North of Market Planning Coalition, said that the Coalition supported the rent survey. If there is to be no rent survey, require an Environmental Impact Report, he said. Mr. Livingston said that RAP had to be monitored. RAP, he said, could result in a severe reduction in the number of low and moderate income hotel housing units in the area.

Mark Forrester, director of an escort service for seniors and a member of the planning coalition, said that there was need for a vehicle to get a continuous assessment of the effects of RAP.

Skip Wild, a member of the CAC, said that he was the only tenant present when the CAC voted. Mr. Wild said that either an EIR or the rent survey was needed.

Jim Patton, representing the North of Market Street Senior Service Center, said that the center supported the need for the rent survey, but was concerned about the possible loss of Section 8 housing units.

George Williams, Assistant Director of Planning, said that the Commission might wish to urge the Board of Supervisors, by resolution, to refer the matter back to the Finance Committee. Let the Committee take public testimony, he said, and it may conclude that the rent survey is necessary. Rai Okamoto, Director of Planning, said that this was the staff recommendation.

Commissioner Dearman said that she would urge the Commission to vote to retain the survey.

Commissioner Bierman said that it should be kept in mind that rent control could possibly have little effect in the neighborhood. In terms of a common type of tenancy, it's a different kind of neighborhood, she said.

Commissioner Bierman moved . the staff recommendation and added that the resolution should stress the Commission's belief that the survey was needed.

President Rosenblatt said that the Finance Committee should be made aware of the full scope of the rent survey.

The motion was seconded by Commissioner Dearman and passed unanimously as City Planning Commission Resolution No. 8297.

EE78.207 - CONSIDERATION OF CERTIFICATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE FEDERAL RESERVE BANK OF SAN FRANCISCO, AREA GENERALLY BOUNDED BY MARKET, MAIN, MISSION AND SPEAR STREETS, PORTIONS OF ASSESSOR'S BLOCK 3712. PROPOSAL TO CONSTRUCT A 12-STORY STRUCTURE FOR BANK HEADQUARTERS, LEASED OFFICE SPACE, INCLUDING PEDESTRIAN ARCADE AND MONEY MUSEUM.

Sandra Malandra, Planner II, noted that the Commission had been given copies of the Comments and Responses.

SUMMARY AND MINUTES OF THE REGULAR MEETING

JUNE 14, 1979

Commissioner Bierman said that she was concerned about the reuse of buildings which the bank would vacate.

Robert Passmore, Acting Zoning Administrator, said that the Conditional Use hearing might be a more appropriate context within which to deal with Commissioner Bierman's concerns.

Mr. Passmore said that the staff recommendation was to certify the Environmental Impact Report and to find that there could be no significant impact.

The staff recommendation was moved by Commissioner Dearman, seconded by Commissioner Nakashima and passed unanimously as City Planning Commission Resolution No. 8298.

ZM79.11 - REQUEST FOR RECLASSIFICATION OF PROPERTY ON A PORTION OF THE BLOCK BOUNDED BY MARKET, SPEAR, MISSION AND MAIN STREETS, PORTIONS OF LOTS 15 AND 16 IN ASSESSOR'S BLOCK 3712, FROM A 150-X HEIGHT AND BULK DISTRICT TO A HEIGHT AND BULK DISTRICT TO BE DETERMINED BETWEEN 200-X AND 600-I, IN A C-3-0 (DOWNTOWN OFFICE) DISTRICT.

The Commission agreed to consider simultaneously item no. 4 (CU78.11).

A case report was available. It was summarized by Charles Gill, City Planning Coordinator.

John Balles, President of the Federal Reserve Bank of San Francisco, described the Bank's proposal. He said that the new building would permit consolidation of junctions and replacement of out-moded facilities. He said that the project architect had been instructed to make the building harmonize with lower Market Street.

John Bassett, the project architect, said that the site was ideal in terms of its relation to transit and the existing pattern of one-way streets.

Mr. Bassett said that the proposed new building would create a family of three buildings including the building to the North and the building to the South. It should strengthen the urban fabric of lower Market Street, he said.

Sue Hestor said that the overriding issue was the loss of an existing housing resource.

Rai Okamoto, Director of Planning, said that the Board of Supervisors would consider a mechanism designed to address the issue of the loss of low and moderate income housing units. In the context of Condominium Conversions, the Board will consider a system of "in lieu payments". In terms of this system, a developer could be required to contribute

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JUNE 14, 1979

to a development fund for low and moderate income units if his/her other proposal would result in the lost of these types of housing units.

Further, the Director said that the applicant had provided relocation assistance to all tenants displaced from the building. He said that one possibility was to require a developer to assume responsibility for the difference between the cost of a unit as it presently exists and the cost of a relocation unit.

President Rosenblatt said that it occurred to him that the director's suggestion would be of a precedent setting nature. It sounds to me more like a policy judgement which should be submitted to the Mayor or Board of Supervisors, he said.

Further, he said that the precedent would be set on the basis of one condition on one permit. It is entirely inappropriate, he said. You would be making commercial developers responsible for low and moderate income housing.

President Rosenblatt said that he was not questioning the substance of the concept of an "in lieu payments" system. I am commenting on this particular process, he said.

Commissioner Starbuck said that he agreed with President Rosenblatt that the suggestion had come too late, but he said it should be understood that we are talking about the action of a public, not private, agency and the effect of that action on the housing stock.

Commissioner Bierman said that the letter from Assemblyman Agnos was testimony. It raised the issue and makes our discussion appropriate, she said. She said that a condition of the type discussed, was in keeping with actions taken by the Commission in the past. It is not too late, she said. They need still our approvals of what they wish to do.

Robert Passmore, Acting Zoning Administrator, said that the staff recommendation was for approval of the application for reclassification (ZM79.11); we recommend a height and bulk district of 200-X, he said.

Commissioner Nakashima moved approval of the staff recommendation for approval. The motion was seconded by Commissioner Christensen and passed by a vote of 6-1 as City Planning Commission Resolution NO. 8298.

A motion by Commissioner Bierman, to rescind this vote was seconded by Commissioner Dearman and failed by a vote of 3-4.
(Voting yes: Commissioners Bierman, Dearman, Starbuck; Voting no: Commissioners Christensen, Mignola, Nakashima, Rosenblatt).

Commissioner Bierman moved that the Conditional Use application (CU79.11) be continued for one week to provide time for the Director to discuss the housing issue with the applicant. The motion was seconded by Commissioner Dearman and passed by a vote of 4-3.
(Voting yes: Commissioners Bierman, Dearman, Nakashima, Starbuck; Voting no: Commissioners Christensen, Mignola, Rosenblatt.)

John Balles, President of the Federal Reserve Bank of San Francisco, said that the Bank did not have discretionary funds. Our expenditures are governed

SUMMARY AND MINUTES OF THE REGULAR MEETING

JUNE 14, 1979

by the Federal Reserve Act, he said. I know of no statutory provision to permit us to spend money for housing.

Mr. Balles said that the Bank had fought hard to remain in San Francisco. We'd like to see the proposal in writing, he said.

CONSIDERATION OF RESOLUTION ENDORSING GUIDELINES FOR CONDITIONAL USE
AUTHORIZATION IN LANDMARKS.

Commissioner Dearman moved approval of the draft resolution endorsing the guidelines. The motion was seconded by Commissioner Starbuck and passed unanimously as City Planning Commission Resolution NO. 8299.

CU78.34 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR CHILDREN'S HOSPITAL OF SAN FRANCISCO, 3700 CALIFORNIA STREET, IN THE BLOCK BOUNDED BY CALIFORNIA, CHERRY, SACRAMENTO AND MAPLE STREETS, ASSESSOR'S BLOCK 1016, FOR A FOUR-PHASE REMODELING AND RECONSTRUCTION PROJECT IN WHICH THE REPLACEMENT BUILDING WOULD EXCEED THE 110-FOOT MAXIMUM LENGTH AND THE 140-FOOT MAXIMUM DIAGONAL DIMENSION PERMITTED FOR THAT PART OF THE BUILDING WHICH EXCEEDS 65 FEET IN HEIGHT, IN AN 83-E HEIGHT AND BULK DISTRICT, AND A PLANNED UNIT DEVELOPMENT TO AUTHORIZE A FLOOR AREA RATIO IN EXCESS OF THE 1.8 TO ONE PERMITTED IN THIS RM-2 (HOUSE, TWO-FAMILY) AND RM-2 (MIXED RESIDENTIAL, MODERATE DENSITY) DISTRICT.

Robert Passmore, Acting Zoning Administrator, indicated that, by letter, the applicant had requested a ninety (90) day extension of the period during which the Commission could act upon the application. The staff recommends that the extension be granted and that the matter be postponed to August 23, 1979, Mr. Passmore said.

Don Hordick, representing the Westbay Health Systems Agency, requested and the Commission agreed to permit the Agency to review any subsequent changes in the application.

Commissioner Dearman moved the staff recommendation for continuance to August 23, 1979. The motion was seconded by Commissioner Nakashima and passed unanimously.

B. Commissioner's Questions and Matters

The Commission agreed to schedule an Implementation Committee meeting on Thursday, June 28, 1979.

The meeting adjourned at 6:15 p.m.

Respectfully submitted,

Lee Woods
Secretary

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CITY PLANNING COMMISSION
SUMMARY AND MINUTES
OF THE
REGULAR MEETING
HELD
THURSDAY, JUNE 21, 1979
ROOM 282, CITY HALL
1:00 P.M.

The City Planning Commission met pursuant to notice on Thursday, June 21, 1979 at 1:00 p.m. in Room 282, City Hall.

PRESENT: Toby Rosenblatt, President; Ina F. Dearman, Vice-President; Susan J. Bierman, John Christensen; Joseph Mignola; Yoshio Nakashima, and Charles Starbuck; members of the City Planning Commission.

ABSENT: None

The staff of the Department of City Planning was represented by Rai Y. Okamoto, Director of planning; Robert Passmore, Assistant Director of Planning - Implementation; Alec Bash, Planner IV; Barbara Sahn, Assistant Environmental Review Officer; Charles Gill, City Planning Coordinator; Sandra Malandra, Planner II; and Lee Woods, Secretary.

Gerald Adams represented the San Francisco Examiner. Marshall Kilduff represented the San Francisco Chronicle. Mike Mewhinney represented the San Francisco Progress.

Current Matters

A. Director's Report

The Director reported that, pursuant to Section 606 of the City Planning Code, it was necessary to bring two (2) sign permit applications to the Commission for review before the Department could act. The applicant is CALTRANS and the application Nos. are 7905808 and 7905809.

Commissioner Nakashima moved to direct the Zoning Administrator to approve the sign permit applications. The motion was seconded by Commissioner Dearman and passed unanimously.

(Absent: Commissioner Mignola)

B. Commissioners' Questions and Matters

Commissioner Starbuck asked if any action had been taken on a possible application for grant funds for an Emergency Operating Center.

SUMMARY AND MINUTES OF THE REGULAR MEETING

JUNE 21, 1979

CU79.11 - REQUEST FOR AUTHORIZATION FOR CONDITIONAL USE AT 101-199 MARKET STREET, SOUTH SIDE BETWEEN SPEAR AND MAIN STREETS, LOTS 1 AND 2 AND 15-20 IN ASSESSOR'S BLOCK 3712, FOR EXCEPTION TO BULK LIMITS TO ALLOW A LENGTH OF 275 FEET AND A DIAGONAL DIMENSION OF 295 FEET ABOVE 150 FEET, WHEN ONLY 170 FEET AND 200 FEET ARE PERMITTED, IN A C-3-0 (DOWNTOWN OFFICE) DISTRICT AND 150-X HEIGHT AND BULK DISTRICT.

(CONTINUED FROM THE MEETING OF JUNE 14, 1979)

The Director of Planning, Rai Okamoto, indicated that the hearing had been continued to provide time for the Director and Applicant to confer on the issue of replacement housing. We have conferred and the applicant has indicated, by letter, that the Bank's participation, in an "in lieu payments" system for the development of low and moderate income housing, would be impractical.

John Balles, President of the Federal Reserve Bank of San Francisco, said that an expenditure of the kind proposed could not be justified as an expense incurred in the course of doing business. He said the Chairman of the Board's Committee on Capital Expenditures, would probably recommend a location elsewhere if the subject condition. were imposed. Further, he said that suburban location would hurt the Bank's affirmative action program and seriously effect current employees.

Mr. Balles continued. He said that the Bank had complied with the provisions of the Federal Relocation Act, that CALTRANS had acted as a consultant with respect to the Bank's relocation actions and that CALTRANS would certify those actions.

Mr. Balles concluded by saying that, if evidence indicating inadequate compliance with respect to relocation provisions, were found, the Bank would take immediate steps to correct the situation.

Commissioner Bierman said that there was not much doubt that, in an architectural sense, it was a good project. However, she said that she had been offended by the campaign, over a one week delay, of the past week. We are not a "rubber stamp" Commission, she said. We struggle with everything.

Commissioner Bierman continued. She said that she and the Commission had a right and an obligation to have one week's time to consider the matter. To be Pilloried as a zealot because of a one week continuance is offensive, she said.

Mr. Balles responded by saying that the Bank had not accepted outside offers of intervention and that it had had nothing to do with the publicity campaign.

Sue Hestor said that she was requesting that the Bank's relocation obligation be fully met. The relocation payments should be looked upon as part of the cost of clearing the land.

SUMMARY AND MINUTES OF THE REGULAR MEETING

JUNE 21, 1979

Mr. Balles said, in response to Ms. Hestor, that the Bank was required to comply with the Uniform Property Acquisition and Relocation Act.

John Elberling, representing San Francisco Tomorrow, said that a policy to deal with the preservation or replacement of residential hotels in the downtown area was needed.

The Director said that, as a part of the Downtown Conservation and Development Plan, those sites would be inventoried and that subsequent action would be possible.

Charles Gill, City Planning Coordinator, discussed approval conditions contained in a draft resolution before the Commission.

Responding to President Rosenblatt, Mr. Balles said that the conditions were acceptable.

Commissioner Bierman noted that she had voted against the demolition of two landmark buildings which should have been preserved. I have never voted against new construction, she said.

Commissioner Bierman moved approval of the draft resolution. The motion was seconded by Commissioner Dearman.

President Rosenblatt thanked Mr. Bassett, the project architect, for a superb design which will be an asset to the City, he said.

Commissioner Starbuck said that the Bank should not be penalized for past history. But, he said that there were critical planning issues and that he would not vote for approval.

He said that a public agency, the Bank, was taking residential units without adequate replacement. He said that the proposed project violated height and bulk guidelines and that a solid wall of highrises was being created along lower Market Street and that a part of this wall was to be the biggest branch bank in the City.

The motion passed by a vote of 6-1 as City Planning Commission Resolution No. 8301.

(Voting yes: Commissioners Bierman, Dearman, Christensen, Mignola, Nakashima, Rosenblatt; Voting no: Commissioner Starbuck)

EE78.298 - PUBLIC HEARING ON DRAFT ENVIRONMENTAL IMPACT REPORT FOR PROPOSED CROCKER NATIONAL BANK NORTHERN CALIFORNIA HEADQUARTERS BUILDING IN ASSESSOR'S BLOCK 292, GENERALLY BOUNDED BY MONTGOMERY, POST, KEARNY, AND SUTTER STREETS: 38-STORY, 500-FOOT HIGH OFFICE TOWER WITH 569,000 NET LEASABLE SQUARE FEET, A PARKING LEVEL FOR 60-100 CARS AND A 3-LEVEL MID-BLOCK RETAIL GALLERIA.

SUMMARY AND MINUTES OF THE REGULAR MEETING

JUNE 21, 1979

The content of the draft Environmental Impact Report (EIR) was discussed by Sandra Malandra, Planner II.

Wray Jacobs, representing the Building Service Employees, Local 87, asked that the project be permitted to move ahead.

The following persons commented on the draft EIR:

1. Carl Imparato, representing San Franciscans for Reasonable Growth.
2. John Elberling, representing San Francisco Tomorrow.
3. G.B. Platt, President of the Landmarks Preservation Advisory Board.

At the conclusion of public testimony and after members of the Commission had made very specific comments on the draft EIR, Commissioner Bierman moved that the public hearing be closed.

The motion was seconded by Commissioner Nakashima and passed unanimously.

Note: A certified court reporter was present. An official transcript was made and is available, for reference purposes, in the files of the Department of City Planning.

EE79.157 - PUBLIC HEARING ON DRAFT ENVIRONMENTAL IMPACT REPORT AMENDMENT IN CONNECTION WITH EE75.304, WEST SIDE TRANSPORT/STORAGE PROJECT, WASTEWATER MANAGEMENT PROGRAM, UNDER THE UPPER GREAT HIGHWAY BETWEEN FULTON STREET AND APPROXIMATELY 1,000 FEET SOUTH OF SLOAT BOULEVARD, AND UP TO 2,500 FEET WEST OF ZOO ROAD: COVERING CHANGES PROPOSED IN THE PROJECT AS A RESULT OF A DETERMINATION BY THE REGIONAL WATER QUALITY CONTROL BOARD TO ALLOW AN INCREASE IN THE AVERAGE NUMBER OF ANNUAL OVERFLOWS FROM 1 TO 8.

The content of the draft Environmental Impact Report (EIR) Amendment was discussed by Barbara Sahn, Assistant Environmental Review Officer:

NO person wishing to testify, attended the hearing.

Ms. Sahn said that the hearing had been properly noticed.

At the conclusion of specific comments by the Commissioners, Commissioner Dearman moved that the public hearing be closed and that certification of the EIR Amendment be scheduled for July 26, 1979. The motion was seconded by Commissioner Christensen and passed unanimously.

Note: A certified court reporter was present. An official transcript was made and is available, for reference purposes, in the files of the Department of City Planning.

SUMMARY AND MINUTES OF THE REGULAR MEETING

JUNE 21, 1979

R77.30A - REVOCABLE ENCROACHMENT PERMIT FOR WESTERLY PORTION OF PLAZA ON WILLOW STREET BETWEEN GOUGH AND FRANKLIN STREETS, AND SIDEWALK MODIFICATIONS AT GOUGH AND WILLOW STREETS.

A memorandum from the Director of Planning to the City Planning Commission, dated June 18, 1979, was summarized by Alec Bash, Planner IV.

William Chappell, an architect, represented Sacred Heart High School.

Arlene Carminita represented the Family Services Agency of San Francisco. She said that the agency's primary concern was the safety of elderly persons who would board vehicles at the agency at Willow and Gough Streets.

Sally Walker, a resident of 964 Eddy Street, said that she had purchased her property for a home. She said that she needed access to her property and that she opposed the street closure. Also, she said that the School was using an adjacent lot for the parking of buses and that she opposed this.

G.B. Platt, President of the Landmarks Preservation Advisory Board (LPAB), said that 964 Eddy Street, St. Paul's Lutheran Church and the Family Services Agency building were under consideration for designation as landmarks. Mrs. Platt said that it was critical that there be auto access to the Family Service Agency to protect the viable use which made it possible to retain a potential landmark building. She said that she did not think that further street closing was in conformity with the Master Plan.

William Chappell, the project architect, said there would be auto access into Willow Street for persons living on Eddy Street. It will be possible to drive in, turn around and drive out, he said.

Commissioner Dearman left the meeting at approximately 5:25 p.m.

Peter Fetu, a graduate of the School, spoke in favor of the School's proposal.

Responding to President Rosenblatt, Mr. Chappell stressed that there would be an auto access into Willow Street for the resident at 964 Eddy Street and the Family Services Agency. There will be no curb and a sloping driveway at the entrance to Willow Street, he said.

Mr. Bash said that the staff recommendation was that the Revocable Encroachment Permit for the Westerly Portion of Plaza on Willow Street between Gough and Franklin Streets, and the sidewalk modification at Gough and Willow Streets are in conformity with the Master Plan.

Ms. Walker said that traffic down Gough Street was extremely fast. Not enough consideration has been given to safety at the intersection, she said.

Commissioner Nakashima moved the staff recommendation that the Director be

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JUNE 21, 1979

authorized to report that the matter was in conformity with the Master Plan. The motion was seconded by Commissioner Christensen.

The Director said that it should be clearly understood and the applicant's representative, Mr. Chappell, agreed that the matter to be acted upon by the Commission included no provision for a curb along Gough Street at Willow Street and no provision for Sidewalks on Willow Street between Gough Street and Franklin Street. Further, he said, and the applicant indicated that he understood that any intrusion into the property at 964 Eddy Street and the property of the Family Service Agency, would require a Certificate of Appropriateness.

The motion for approval of the staff recommendation passed by a vote of 4-2. (Voting yes: Commissioners Christensen, Mignola, Nakashima, Rosenblatt; Voting no: Commissioners Bierman, Starbuck; Absent: Commissioner Dearman)

The meeting adjourned at 6:20 p.m.

Respectfully submitted,

Lee Woods
Secretary

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OF THE
REGULAR MEETING
HELD
THURSDAY, JUNE 28, 1979
ROOM 282, CITY HALL
1:30 P.M.

The City Planning Commission met pursuant to notice on Thursday, June 28, 1979 at 1:30 p.m. in Room 282, City Hall.

PRESENT: Toby Rosenblatt, President; Ina F. Dearman, Vice-President; Susan J. Bierman; John Christensen; Joseph Mignola; Yoshio Nakashima; and Charles Starbuck; members of the City Planning Commission.

ABSENT: None

The staff of the Department of City Planning was represented by Rai Y. Okamoto, Director of Planning; Robert Passmore, Assistant Director of Planning - Implementation; Selina Bendix, Environmental Review Officer; Barbara Sahn, Assistant Environmental Review Officer; Ed Ezra, Transit Planner I and Lee Woods, Secretary.

Gerald Adams represented the San Francisco Examiner.

Approval of Minutes

The minutes of the Regular Meetings of June 14 and June 21, 1979 were approved as corrected.

Current Matters

A. Director's Report

The Director confirmed that the Commission would jointly meet with the Recreation and Park Commission on the 24th of July. The Commissions would consider the redesign of the Great Highway.

B. Commissioners' Questions and Matters

President Rosenblatt said that Supervisor Molinari had expressed concern about the operation of Hydrofoils gased at Pier 39. Robert Passmore, Assistant Director of Planning, said that he would explore Commission jurisdiction in the matter.

Commissioner Bierman expressed concern and said that Pier 39 should have a permit, if one were required, for the "diving tower."

SUMMARY AND MINUTES OF THE REGULAR MEETING

JUNE 28, 1979

President Rosenblatt indicated the Commission's preference that any and all matters, related to Pier 39 and requiring Commission review, be brought to the Commission at one time.

EE78.27 - Public Hearing on Draft Environmental Impact Report for the proposed 101 CALIFORNIA STREET PROJECT:
Blocks Generally Bounded by California, Davis, Pine and Front Streets in Assessor's Block 263. Proposal to construct a 48-story, 600-foot high cylindrical office tower with two underground parking levels, a 7-story, 95-foot high triangular base building, and a plaza with 2 landscaped planters.

Edmond Ezra, Transit Planner I, described the proposal and provided the Commission with a summary presentation of the content of the draft Environmental Impact Report (EIR).

The following persons commented on the draft EIR:

1. Carl Imparato, representing San Franciscans for Reasonable Growth.
2. John Elberling, representing San Francisco Tomorrow.
3. Sue Hestor, a resident at 4536 - 20th Street, representing San Francisco Tomorrow.
4. Greg Brecker, representing the Foundation for San Francisco's Architectural Heritage.
5. G.B. Platt, representing the Landmarks Preservation Advisory Board.

At the conclusion of public testimony and after members of the Commission had made very specific comments on the draft EIR, Commissioner Dearman moved that the public hearing be closed. The motion was seconded by Commissioner Nakashima and passed unanimously.

Sue Hesor said that she wished to request, on behalf of San Francisco Tomorrow, that the Commission take Discretionary Review on this project, as well as, the Crocker Bank project, if aspects of the proposals, requiring Conditional Use were withdrawn.

Note: A certified court reporter was present. An official transcript was made and is available for reference purposes in the files of the Department of City Planning.

SUMMARY AND MINUTES OF THE REGULAR MEETING

JUNE 28, 1979

EE79.156 - Public Hearing on Draft Environmental Impact Report Amendment in connection with EE75.179, SOUTHWEST OUTFALL PROJECT, Wastewater Management Program; an outfall for discharge of treated effluent; proposed for construction in a portion of the area bounded by Sloat Boulevard, the San Francisco Zoo and Ocean Beach in Assessor's Block 7281 and in offshore areas in the Pacific Ocean extending in a southwesterly direction, from a point about 2500-Feet south of the intersection of Sloat and the Upper Great Highway, for about 4 miles.

Barbara Sahn, Assistant Environmental Review Officer, described the changes proposed for the Southwest Outfall Project and discussed the content of the draft Environmental Impact Report (EIR) Amendment.

The following persons commented on the draft EIR Amendment:

1. Amy Meyer, Co-chairperson, People for A Golden Gate National Recreational Area.
2. Paul Berrigan, Citizen's Wastewater Committee.
3. Alan Kenck, San Francisco Wastewater Program.

At the conclusion of public testimony and specific comments of Commissioners, Commissioner Mignola moved that the public hearing be closed. The motion was seconded by Commission Christensen and passed unanimously.

President Rosenblatt indicated that a certification hearing would be scheduled, possibly, for August 9, 1979.

Note: A certified court reporter was present. An official transcript was made and is available for reference purposes in the files of the Department of City Planning.

DR78.55 - Consideration of Discretionary Review of Building Permit Application No. 7900043 to Expand the Floor Area of an existing Bank and Install Three Drive-Up Windows in Place of an Existing One at 1098 VALENCIA STREET at 22nd Street; Lots 9, 10, and 11 in Assessor's Block 3617.

Robert Passmore, Assistant Director of Planning, said that the neighborhood had very serious concerns about the appropriateness of the proposal and that the staff shared those concerns. Mr. Passmore said that the staff recommendation was that the Commission take Discretionary Review.

Commissioner Dearman moved the staff recommendation. The motion was seconded by Commissioner Bierman and passed unanimously.

SUMMARY AND MINUTES OF THE REGULAR MEETING

JUNE 28, 1979

DR78.55 - Discretionary Review of Building Permit Application No. 7900043 to Expand the Floor Area of an Existing Bank and Install Three Drive-Up Windows in Place of an Existing One at 1098 VALENCIA STREET At 22nd Street; Lots 9, 10, and 11 in Assessor's Block 3617.

Robert Passmore, Assistant Director of Planning, reviewed the content of the Negative Declaration and described the proposed project.

Mr. Passmore noted that the subject site was included in an area which had been initiated RC-1. The proposed use may not be a permitted one, he said.

Paul Gespari, an attorney, represented the applicant. Mr. Gespari said that twenty-six (26%) percent of the bank's existing customers used the drive-up window. He said that the provision of additional drive-up teller service would prevent the back-up of vehicles along Valencia Street.

Commissioner Dearman said that it did not seem consistent to say that additional teller service would reduce the problem of auto queuing along Valencia Street.

Mr. Gespari said the the bank did not believe that the guidelines for the location of branch banks applied to Hibernia. There is no possibility of a proliferation of financial institutions and the neighborhood is already auto oriented, he said.

Fairfax Randolph, Hibernia Bank Vice-President, said that the bank's intent was to provide better service to existing customers. Mr. Randolph said that he possessed petitions containing the signatures of two thousand people who endorsed the bank's plan.

Jean Kinder, a resident at 1062 Valencia Street, said that the traffic situation was serious and that the bank's plan was a solution.

Louis J. Scafetti, a merchant in the area, said that the additional parking would solve the traffic problems.

Johnny Bajon, a merchant in the area, said that the additional parking and drive-up windows would help the situation.

Will Mineas said that he opposed the proposal and that traffic circulation problems would persist.

David Tuttle, a resident at 1085 Valencia, said that he was

SUMMARY AND MINUTES OF THE REGULAR MEETING

JUNE 28, 1979

opposed to the proposal and that additional autos should not be brought to an already congested neighborhood.

Adeline Rogers said that the drive-up windows should be totally eliminated.

Linda Brown said that there was the issue of the demolition of a small, neighborhood serving business.

James Reefer, representing the Mission Planning Council, said that the proposal conflicted with City Policy which affirmed the need to retain existing housing and City policy with respect to Transit first and interference with existing transit lines.

Mr. Gespari said that the bank did not wish to bring additional autos to the neighborhood, that 22nd Street had the capacity to handle traffic in excess of that which might be generated by the bank and that the bank would pay for relocation costs where dislocation would occur.

Mr. Passmore said that the staff recommendation for disapproval to the extent of the proposed "drive-up" windows.

He said that the Department's Transportation Section was not convinced that the proposal would reduce traffic impacts in the area. He said that there was also the Commission's policy against new or expanded openings to Commercial Uses within Fifty (50') feet of residential districts. Also, he said that there was a Master Plan policy against the promotion of uses which would conflict with public transit.

Commissioner Dearman moved approval of the staff recommendation. The motion was seconded by Commissioner Nakashima and passed unanimously as City Planning Commission resolution NO. 8302.

The meeting adjourned at 6:20 p.m.

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CITY PLANNING COMMISSION
SUMMARY AND MINUTES
OF THE
REGULAR MEETING
HELD
THURSDAY, JULY 5, 1979
ROOM 282, CITY HALL
1:00 P.M.

The City Planning Commission met pursuant to notice on Thursday, July 5, 1979 at 1:00 p.m. in Room 282, City Hall.

PRESENT: Ina F. Dearman, Vice-President; Susan J. Bierman; John Christensen; Joseph Mignola; Yoshio Nakashima; and Charles Starbuck; members of the City Planning Commission.

ABSENT: Toby Rosenblatt.

The staff of the Department of City Planning was represented by Rai Y. Okamoto, Director of Planning; Robert Passmore, Assistant Director of Planning - Implementation; Alec Bash, Planner IV; Charles Gill, City Planning Coordinator; Jim Miller, Planner II; and Lee Woods, Secretary.

Gerald Adams represented the San Francisco Examiner. Bob Bartlett represented the San Francisco Chronicle. Mike Mewhinney represented the San Francisco Progress.

Current Matters

A. Director's Report

With respect to prior Commission stipulations that the Levi Square project sponsor acquire encroachment permits before proceeding with demolition on block "C", Charles Gill, City Planning Coordinator, reported that the developer had received preliminary approvals. He asked the Commission to concur that it's condition had been met. The Commission agreed.

Rai Okamoto, Director of Planning, asked the Commission to endorse the Department's efforts at the development of design guidelines for the International Hotel site.

Responding to the Director, Gordon Chin, representing the Chinatown Neighborhood Improvement Resource Center, said that the guidelines would be an appropriate way for the City to take a stand on the site.

SUMMARY AND MINUTES OF THE REGULAR MEETING

JULY 5, 1979

The Commission agreed that the Department should consult with the neighborhood and proceed with the development of design guidelines.

The Director of Planning said that the Department would recommend that the Commission adopt a policy of Discretionary Review for the entire block containing the International Hotel site.

Commissioner Bierman moved that the Commission take Discretionary Review of any development proposed for the block bounded by Jackson Street, Washington Street, Kearny Street and Columbus Avenue. The motion was seconded by Commissioner Christensen and passed unanimously. Absent: Commissioner Mignola, Rosenblatt, and Starbuck.

At approximately this time, Commissioner Starbuck arrived for the meeting.

CU79.29 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE ON NORTHEAST SIDE OF BURNETT AVENUE BETWEEN IRON AND COPPER ALLEYS; NORTH OF GARDENSIDE DRIVE, A THROUGH LOT TO GRAYSTONE TERRACE, LOT 1 IN ASSESSOR'S BLOCK 2718A, FOR 20 DWELLING UNITS IN 10 DUPLEX TOWNHOUSES ON A LOT WITH AN AREA OF APPROXIMATELY 38,000 SQUARE FEET, WHEN 1,500 SQUARE FEET IS REQUIRED PER DWELLING UNIT, IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

The Commission agreed that it would consider simultaneously item No. 4 (RS79.45) and item No. 5 (R79.15).

Alec Bash, Planner IV, noted that the Commission at the previous hearing, had expressed concern related to the height of the proposed project and view blockage, the number of units proposed and the need for open space.

Mr. Bash said that the applicant had attempted to respond to those concerns. In the applicant's revised proposal, he said that the overall floor area had been reduced, that open space had been inserted and that the total number of units remained the same.

Mr. Bash said that, with these modifications, the staff recommendation was for approval.

Responding to Commissioner Bierman, Mr. Bash said that there would be pedestrian access along Copper Alley from Graystone to Burnett.

SUMMARY AND MINUTES OF THE REGULAR MEETING JULY 5, 1979

Representing the applicant, David Caldoiff said that there would be nineteen (19) two-bedroom units and one (1) three-bedroom unit. He said that the open space corridors at the front of the building would measure twenty-nine feet (29') in width and twenty feet (20') in width at the rear of the building.

A former resident of the area, Carol Viets, said that she would return to San Francisco to live there.

Gary Faldesey, President of the Twin Peaks Improvement Association, said that neighborhood concerns remained the same. The buildings look like apartment buildings and the number of units has not been reduced, he said.

Hal Barrett, a resident of the area, said that there could be a circulation problem at the point of the possible easement.

Alberta Dolan, a Corbett Avenue resident, said that she supported the project.

Robert Passmore, Assistant Director of Planning, said that the staff recommendation was for approval of the three related items.

Commissioner Bierman said that the project had come a long way, and there is no possibility of the City purchasing the property for open space, she said. She moved approval of the staff recommendation. The motion was seconded by Commissioner Nakashima.

Item no. 3 (CU79.29) was approved unanimously as City Planning Commission resolution no. 8303. Absent: Commissioners Mignola and Rosenblatt.

Item no. 4 (RS79.45) was approved unanimously as City Planning Commission resolution no. 8304. Absent: Commissioners Mignola and Rosenblatt.

With respect to item no. 5 (R79.15), the Commission authorized, unanimously, the Director to report that the matter is in conformity with the Master Plan. Absent: Commissioners Mignola and Rosenblatt.

CU79.13 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT PIER 1 OR PIER 3, THE EMBARCADERO EAST OF WASHINGTON AND JACKSON STREETS, LOT 1 OR 3 IN ASSESSOR'S BLOCK 9900, FOR PERMANENT MOORING OF THE "DELTA KING" SHIP TO PROVIDE RETAIL, SERVICE AND OFFICE USES, NON-MARITIME USES IN THE NORTHERN WATERFRONT SPECIAL USE DISTRICT NO. 1, IN A C-2 (COMMUNITY BUSINESS) DISTRICT.

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Robert Passmore, Assistant Director of Planning, said that the proposal would have to be considered in the context of work being done in the Northeastern Waterfront area.

The staff recommendation is to continue the matter to November 1, 1979, he said.

Commissioner Nakashima moved the staff recommendation. The motion was seconded by Commissioner Starbuck and passed unanimously. Absent: Commissioners Mignola and Rosenblatt.

At this time, Commissioner Mignola arrived for the meeting.

CU78.68 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 44 LURMONT TERRACE AND 1065-67 LOMBARD STREET, IN BLOCK BOUNDED BY LOMBARD, LEAVENWORTH, GREENWICH AND HYDE STREETS, LOTS 25, 26 AND 27 IN ASSESSOR'S BLOCK 71, FOR 13 DWELLING UNITS WITH 20 PARKING SPACES, EXCEEDING A RATIO OF 1.5 TO 1.0 PARKING SPACES PER DWELLING UNIT, ON A 16,465 SQUARE FOOT PARCEL IN AN RH-3 (HOUSE, THREE FAMILY) DISTRICT.

Robert Passmore, Assistant Director of Planning, noted that the hearing had been continued to provide time for the applicant to explore alternative access to the proposed project and to explore alternatives involving different numbers of units.

Mr. Passmore noted that the applicant had developed and submitted for review a new proposal. Additional property would be included in the proposal. Therefore, he said that new notice and revised environmental evaluation would be needed.

The applicant, Harold Baxter, described his new proposal. It provided for a widening of Lurmont Terrace to twenty-four feet (24') and access, to development, from Leavenworth Street through a tunnel under property owned by Dick Glumac.

Representing Mr. Baxter, Bruce Judd, an associate of Charles Hall Page, said that he had studied the Cape Cod Cottage and that in his opinion it was not historically significant.

Mr. Baxter, referring to his new proposal, said that he had an agreement, with Mr. Glumac, to purchase property or to obtain an easement for the sake of developing a garage. Mr. Glumac said that he and Mr. Baxter would develop jointly the garage provided for in the new proposal.

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Antonio Rossman, an attorney, represented Alfonso Zirpoli, a resident of Greenwich Street between Hyde Street and Leavenworth Street.

Sandra Malandra of the Department of City Planning, said that she had not been able to sign-off on the "mandatory findings of significance" in the environmental evaluation.

Robert Epstein, an attorney, represented the applicant.

Mariam Goldman, a resident of the area, read from two letters of neighbors who opposed the proposal.

Elton Puffer, a resident of the area, said that there was still a potential for aggravating existing traffic problems. The bulk of proposed buildings is a problem also, he said.

Commissioner Nakashima said that the revised proposal had gone a long way to meet concerns. I don't find much to object to, he said.

Commissioner Bierman said that this type of infill housing with one-half million dollar condominiums was not needed. It would be a bad precedent, she said. She said that she could go along with something like the Hockaday plan which provided for less density.

Responding to Commissioner Starbuck, Mr. Passmore said that construction of access structures under the rear twenty-five feet (25') of the lot, would necessitate a variance.

Commissioner Starbuck moved that the matter be continued, that no new proposals be considered and that existing proposals be merged for one hearing. Environmental evaluation would proceed any action, he said. The motion was seconded by Commissioner Christensen.

As a substitute motion, Commissioner Bierman moved disapproval of the pending application. The motion was seconded by Commissioner Starbuck and passed by a vote of 4-2 as City Planning Commission resolution no. 8305.

(Voting yes: Commissioners Bierman, Dearman, Mignola, Starbuck; Voting no: Commissioners Christensen, Nakashima; Absent: Commissioner Rosenblatt.)

CU79.26 - REQUEST FOR CONDITIONAL USE AUTHORIZATION AT 2777 FOLSOM STREET, EAST SIDE BETWEEN 23RD AND 24TH STREETS, LOT 25 IN ASSESSOR'S BLOCK 3640, FOR REMOVAL OF 1980 TERMINATION DATE OF A NON-CONFORMING USE OFFICE AND SHOE REPAIR SUPPLIES STORAGE FACILITY, IN AN RH-2 (HOUSE, TWO FAMILY) DISTRICT.

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A case report was available. It was summarized by Jim Miller, Planner II.

Robert Passmore, Assistant Director of Planning, said that the staff recommendation was for approval with conditions. He indicated that a draft resolution was before the Commission.

Commissioner Bierman moved approval of the draft resolution. The motion was seconded by Commissioner Nakashima and passed unanimously as City Planning Commission Resolution No. 8306. (Absent: Commissioner Rosenblatt)

CU79.35 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 2301 SCOTT STREET, NORTHWEST CORNER AT WASHINGTON STREET, LOT 10 IN ASSESSOR'S BLOCK 979, FOR A FIVE-ROOM "HOTEL", EACH ROOM WITH INDIVIDUAL COOKING FACILITIES IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

A case report was available and summarized by Jim Miller, Planner II.

Robert Passmore, Assistant Director of Planning, said that the staff recommendation was for disapproval. Mr. Passmore said that a permitted use and a conditional use were not allowed ordinarily on the same lot at the same time. Further, Mr. Passmore said that the proposal was totally against policies of the Master Plan.

Irene Fields, the applicant, said that the units were easy to rent and that the proposed use was needed.

Neighborhood residents, including Jim Coleshi, John Goldberg, David McCardle, Clay Sander expressed their opposition to the proposal. They stressed reasons, including traffic, noise and the inappropriateness of the proposed use in what was described as a family type neighborhood.

Commissioner Starbuck moved disapproval of the Conditional Use application. The motion was seconded by Commissioner Christensen. Commissioner Bierman said that it was the Commission's responsibility to protect and preserve the City's rental housing stock.

The motion for disapproval passed by a vote of 6-0 as City Planning Commission Resolution No. 8307. (Absent: Commissioner Rosenblatt)

CU79.34 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 2895 THIRD STREET, INCLUDING FRONTAGE ON 25TH AND ILLINOIS STREETS, LOT 2 IN ASSESSOR'S BLOCK 4245, FOR AN AUTO-MOBILE WRECKING OPERATION IN AN M-2 (HEAVY INDUSTRIAL) DISTRICT.

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A case report was available and summarized by Jim Miller. Robert Passmore, Assistant Director of Planning, said that the staff recommendation was for approval with conditions.

Michael Bird, an attorney, represented the Sheedy Drayage Company. Mr. Bird said that Sheedy was opposed to the proposal. There'll be excessive noise and traffic, and it'll downgrade the area, he said. Mr. Bird said that other industrial firms, in the area, were opposed.

Commissioner Mignola moved that the matter be continued for one week to provide the staff with time to collect additional information on the area and to provide the Commission with time to visit the site. The motion was seconded by Commissioner Bierman.

Al Collier, representing Ajax Auto Dismantlers, noted that his company would lose a \$3,400 security deposit if an agreement could not be reached by the 5th of July.

The motion for a continuance failed.

Commissioner Nakashima moved approval of the conditional use application. The motion was seconded by Commissioner Christensen and passed by a vote of 3-2 as City Planning Commission Resolution No. 8308.

(Voting yes: Commissioners Christensen, Mignola, Nakashima; Voting no: Commissioners Bierman, Starbuck; Absent: Commissioners Dearman, Rosenblatt)

R79.28 - CONSIDERATION OF PROPOSED AMENDMENTS TO OFFICIAL REDEVELOPMENT PLAN FOR THE YEERBA BUENA CENTER APPROVED REDEVELOPMENT PLAN.

A case report was available. It was summarized by Alec Bash, City Planning Coordinator. Mr. Bash noted also that the Commission had been provided copies of a document dated June, 1979, and entitled "Proposed Amendments to Official Redevelopment Plan for The Yerba Buena Center Approved Redevelopment Plan."

With respect to Assessor's Block 3723, Commissioner Bierman said that everyone had always assumed that the block would be devoted to a "theme park". She said that the proposed designation of housing as an alternate use was too sudden and that she opposed it. She said that there had never been any public discussion of housing for the site or of combined housing and a theme park. Further, she said that the changes or amendments had not been listed in the Environmental Impact Report and there had been no notice for a discussion of the

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changes.

Redmond Curnan, representing the San Francisco Redevelopment Agency, said that housing would be a "fall-back" position in the event that a "theme-park" developer could not be found. Mr. Curnan suggested that no efforts to market housing, would have to be undertaken prior to the middle of 1980.

Mr. Bash said that the basic staff recommendation was to find the proposed amendments, contained in document entitled "Proposed Amendments to Official Redevelopment Plan for the Yerba Buena Center Approved Redevelopment Plan", dated June, 1979, in Conformity with the Master Plan provided that there be further amendments to the Plan. He said that there was a draft resolution before the Commission.

Commissioner Christensen moved approval of the staff recommendation and an additional amendment, precluding residential development on Block 3723 until February 19, 1980.

With respect to the Agency, Commissioner Starbuck said that a potential conflict of interest ~~situation existed~~ for him. He requested that the Commission permit him to abstain.

Commissioner Mignola moved that Commissioner Starbuck be permitted to abstain from voting. The motion was seconded by Commissioner Nakashima and passed unanimously.

Commissioner Christensen's motion for approval of the staff recommendation was seconded by Commissioner Mignola and passed unanimously as City Planning Commission Resolution No. 8309. (Voting yes: Commissioners Bierman, Christensen, Mignola, Nakashima; Absent: Commissioners Dearman, Rosenblatt; Abstaining: Commissioner Starbuck)

The meeting was adjourned at 7:45 p.m.

Respectfully submitted,

Lee Woods
Secretary

JUN 9 1980

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CITY PLANNING COMMISSION
SUMMARY AND MINUTES
OF THE
REGULAR MEETING
HELD
THURSDAY, JULY 26, 1979
ROOM 282, CITY HALL
1:00 P.M.

The City Planning Commission met pursuant to notice on Thursday, July 26, 1979, at 1:00 p.m.

PRESENT: Toby Rosenblatt, President; Ina F. Dearman, Vice-President; Susan J. Bierman; John Christensen; Joseph Mignola; Yoshio Nakashima; and Charles Starbuck, III; members of the City Planning Commission.

ABSENT: None

The staff of the Department of City Planning was represented by Rai Y. Okamoto, Director of Planning; George Williams, Assistant Director of Planning; Selina Bendix, Environmental Review Officer; Barbara Sahm, Assistant Environmental Review Officer; Lu Blazej, Planner IV; Charles Gill, City Planning Coordinator; Sandra Malandra, Planner II; Marie Zeller, Planner III; and Lee Woods, Secretary.

Gerald Adams represented the San Francisco Examiner. Marshall Kilduff represented the San Francisco Chronicle and Mike Mewhinney represented the San Francisco Progress.

CURRENT MATTERS

A. DIRECTOR'S REPORT

Rai Okamoto, Director of Planning, noted that he would be on vacation, August 3 through August 29, and indicated that he would appoint Robert Passmore Acting Director for that period.

CONSIDERATION OF RESOLUTION AUTHORIZING THE DIRECTOR TO APPLY FOR AND RECEIVE AN EDA 302 (A) PLANNING GRANT.

The Director indicated that the Commission had before it a draft resolution authorizing the Director to seek and accept Economic Development Administration (EDA) grant funds for economic development planning activities. A part of the money, he said, would be used for the economic component of the Downtown Conservation and Development Plan.

Commissioner Dearman moved approval of the draft resolution.

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The motion was seconded by Commissioner Bierman.

Commissioner Starbuck said that he could not support a grant application for funds to be devoted to the Downtown Study.

The motion for approval of the draft resolution passed by a vote of 5-1 as City Planning Commission Resolution No. 8328. (Voting yes: Commissioners Bierman, Dearman, Christensen, Nakashima, Rosenblatt; Voting no: Commissioner Starbuck; Absent: Commissioner Mignola.)

B. COMMISSIONERS' QUESTIONS AND MATTERS

With respect to Sunset Scavenger's proposed garbage incinerator to be located in the City of Brisbane, Commissioner Starbuck said that Brisbane had declined to permit San Francisco to be the Environmental Impact Report "lead agency." The incinerator could have adverse impact on San Francisco residential neighborhoods, he said. He suggested that the Environmental Review Officer confer with the Brisbane city manager to avoid future problems.

With respect to Pier 39, Commissioner Starbuck said that litigation, related to any number of issues, was possible. He said that the Department ought to make explicit potential Conditional Use violations. If we don't, he said, we'll have a hard time enforcing the provisions of Conditional Uses in the future. We are responsible for violations, he said, to the extent that our Conditional Use applies.

CONSIDERATION OF ENDORSEMENT OF THE OCEANVIEW-MERCED-INGLESIDE NEIGHBORHOOD IMPROVEMENT PLAN (OMI).

The Director introduced Lu Blazej, Planner IV. Mr. Blazej had served as the Department's liaison to the OMI Neighborhood and had participated in the development of the Neighborhood Improvement Plan. Mr. Blazej described the OMI and the context and content of the neighborhood plan.

Don Ayala, OMI Project Director for the Housing Conservation Institute (HCI) said that the plan deserved the full support of the Commission. He said that more emphasis should be placed on the acquisition of Community Development funds for housing in the area.

Lonnie Lawson, chairman of Planning for the OMI Association, urged endorsement of the plan and said that open space/recreation facilities needed upgrading.

Dolores Canada, a Bixby Street resident, said that there was a

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need for housing programs for the area.

Veronica Hunnicut, President of the OMI Homeowners and Renters Association, said that the association accepted the plan. What is not clear in the plan, she said, is the OMI's need for social programs including child care services and senior assistance services.

Mr. Blazej, responding to Ms. Hunnicut, said that, in a conceptual sense, the plan had been seen as a Community physical development plan.

Responding to Commissioner Bierman's concerns, Rai Okamoto, Director of Planning, said that a section would be added to the plan. It will make reference to social programming needs and conceptual solutions, he said.

The Director said that the staff recommendation was for endorsement of the plan.

Commissioner Dearman moved that the Commission endorse the OMI Neighborhood Plan. The motion was seconded by Commissioner Nakashima and passed unanimously as City Planning Commission Resolution No. 8329 (Absent: Commissioner Mignola.)

EE79.157 - CONSIDERATION OF CERTIFICATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT AMENDMENT IN CONNECTION WITH EE75.304, WEST SIDE TRANSPORT/STORAGE PROJECT, WASTE-WATER MANAGEMENT PROGRAM, UNDER THE UPPER GREAT HIGHWAY BETWEEN FULTON STREET AND APPROXIMATELY 1,000 FEET SOUTH OF SLOAT BOULEVARD, AND UP TO 2,500 FEET EAST OF ZOO ROAD; COVERING CHANGES PROPOSED IN THE PROJECT AS A RESULT OF A DETERMINATION BY THE REGIONAL WATER QUALITY CONTROL BOARD TO ALLOW AN INCREASE IN THE AVERAGE NUMBER OF ANNUAL OVERFLOWS FROM 1 TO 8.

Barbara Sahm, Assistant Environmental Review Officer, said that the Office of Environmental Review had not had time to respond to the comments of the State Water Resources Board and that a Continuance was necessary. The staff, she said, recommends continuance to August 16, 1979.

Commissioner Dearman moved that the matter be Continued to August 16th. The motion was seconded by Commissioner Nakashima and passed unanimously.

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EE78.298 - CONSIDERATION OF CERTIFICATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE PROPOSED CROCKER NATIONAL BANK NORTHERN CALIFORNIA HEADQUARTERS BUILDING IN ASSESSOR'S BLOCK 292, GENERALLY BOUNDED BY MONTGOMERY, POST, KEARNY, AND SUTTER STREETS; 38-STORY, 500-FOOT HIGH OFFICE TOWER WITH 569,000 NET LEASABLE SQUARE FEET, A PARKING LEVEL FOR 60-100 CARS AND A 3-LEVEL MID-BLOCK RETAIL GALLERIA.

Selina Bendix, Environmental Review Officer indicated that the Commissioner could take separate actions on the completeness of the final Environmental Impact Report (EIR) and a finding with respect to significance.

Commissioner Starbuck moved that the EIR be certified as complete. The motion was seconded by Commissioner Mignola and passed unanimously as CPC resolution 8330.

With respect to a finding related to significant impact, Commissioner Nakashima moved that the project could not have a significant impact. The motion was seconded by Commissioner Mignola and passed by a vote of 4-2 as City Planning Commission resolution No. 8331. Voting yes: Commissioners Christensen, Mignola, Nakashima and Rosenblatt. Voting no: Commissioner Bierman, Starbuck. Absent: Commissioner Dearman.

Note: A certified count reporter was present. An official transcript was made and is available, for reference purposes, in the files of the Department of City Planning.

DR79.13 - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION No. 7902743 FOR THE PROPOSED CROCKER NATIONAL BANK NORTHERN CALIFORNIA HEADQUARTERS BUILDING IN ASSESSOR'S BLOCK 292, GENERALLY BOUNDED BY MONTGOMERY, POST, KEARNY, AND SUTTER STREETS; 38-STORY, 500-FOOT HIGH OFFICE TOWER WITH 569,000 NET LEASABLE SQUARE FEET, A PARKING LEVEL FOR 60-100 CARS AND A 3-LEVEL MID-BLOCK RETAIL GALLERIA; ON A SITE ADJACENT TO MARKET STREET.

The proposed project was described by Charles Gill, City Planning Coordinator. Mr. Gill indicated that the project was being proposed and the City Planning Commission's Market Street Discretionary Review Policy Area and that Discretionary Review was required.

At the conclusion of the public testimony and a discussion of the project, Commissioner Bierman moved approval with conditions of the proposed project. The motion was seconded by Commissioner Nak-

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ashima and passed by a vote of 5-1 as City Planning Commission Resolution No. 8332. Voting yes: Commissioner Bierman, Christensen, Mignola, Nakashima, Rosenblatt. Voting no: Commissioner Starbuck. Absent: Commissioner Dearman.

Note: A certified court reporter was present. An official transcript was made and is available for reference purposes, in the files of the Department of City Planning.

R79.17 - VACATION OF PORTION OF VER MEHR PLACE 97.5 FEET
EASTERLY OF KEARNY STREET, SOUTH OF BUSH STREET.

Charles Gill, City Planning Coordinator, said that the staff recommendation was that the matter be found to be in conformity with the Master Plan.

Commissioner Mignola moved that the Director be authorized to report that the matter is a conformity with the Master Plan. The motion was seconded by Commissioner Nakashima and passed by a vote of 5-1. Voting yes: Commissioner Bierman, Christensen, Mignola, Nakashima, Rosenblatt. Voting no: Commissioner Starbuck. Absent: Commissioner Dearman.

EE78.61 - CONSIDERATION OF CERTIFICATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE PROPOSED PACIFIC GATEWAY OFFICE TOWER: 33-STORY OFFICE BUILDING ON MISSION STREET BETWEEN MAIN AND BEALE STREETS.

Barbara Sahm, Assistant Environmental Review Officer, said that the staff recommendation was that the final Environmental Impact Report be certified as complete and that the project could not have a significant impact on the environment.

Commissioner Christensen moved approval of the staff recommendation. The motion was seconded by Commissioner Mignola and passed by a vote of 4-2 as City Planning Commission resolution No. 8333. Voting yes: Commissioner Christensen, Mignola, Nakashima, Rosenblatt. Voting no: Commissioner Bierman, Starbuck. Absent: Commissioner Dearman.

Note: A certified court reporter was present. An official transcript has been made and is available, for reference purposes, in the files of the Department of City Planning.

DR79.12 - CONSIDERATION OF DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 7713422 FOR THE PROPOSED PACIFIC GATEWAY OFFICE TOWER: 33-STORY OFFICE BUILDING ON MISSION STREET BETWEEN MAIN AND BEALE STREETS.

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Rai Okamoto, Director of planning, said that the staff recommendation was for Discretionary Review.

Commissioner Nakashima moved that the Commissioner take Discretionary Review of the proposed development. The motion was seconded by Commissioner Bierman and passed unanimously. Absent: Commissioner Dearman.

DR79.12 - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 7713422 FOR THE PROPOSED PACIFIC GATEWAY OFFICE TOWER: 33-STORY OFFICE BUILDING ON MISSION STREET BETWEEN MAIN AND BEALE STREETS.

At the conclusion of public testimony and discussion of the project, Commissioner Starbuck moved disapproved of the proposed project and Commission intent to adopt a formal resolution of disapproval at the Commission's regular meeting scheduled for August 2, 1979. The motion was seconded by Commissioner Bierman and passed unanimously. Absent: Commissioner Dearman.

Note: A certified court reporter was present. An official transcript has been made and is available, for reference purposes in the files of the Department of City Planning.

Adjournment. 10:40

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CITY PLANNING COMMISSION
SUMMARY AND MINUTES
OF THE
REGULAR MEETING
HELD
THURSDAY, AUGUST 2, 1979
ROOM 282, CITY HALL
1:30 P.M.

The City Planning Commission met pursuant to notice on Thursday, August 2, 1979, at 1:30 p.m. in Room 282, City Hall.

PRESENT: Toby Rosenblatt, President; Susan J. Bierman; Ina F. Dearman, Vice President; Joseph Mignola; Yoshio Nakashima; Charles Starbuck, members of the City Planning Commission.

ABSENT: Commissioner Richard Sklar.

The staff of the Department of City Planning was represented by Rai Y. Okamoto, Director of Planning; Robert Passmore, Acting Zoning Administrator; Alec Bash, City Planning Coordinator; Joseph Fitzpatrick, Planner III - Acting Secretary; Franz Von Uckermann and Marie Zeller, Planners III; Robin Jones, Jeremy Kotas, Jim Miller; and Mary Anne Miller, Planners II.

Gerald Adams represented the San Francisco Examiner and Mike Mewhinney represented the San Francisco Progress.

At approximately 3:30 p.m., Commissioner Mignola arrived for the meeting.

FIELD TRIP

Members of the Commission and staff departed from 100 Larkin Street at 12:00 Noon to visit sites of cases scheduled for the August 2, 1979 Calendar.

CURRENT MATTERS

A. DIRECTOR'S REPORT

The Director introduced Milton Edelin, the new Deputy Director of Planning, and briefly outlined his background. Mr. Edelin will formally join the Staff on August 27, 1979.

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CONSIDERATION OF RESOLUTION AUTHORIZING THE DIRECTOR OF PLANNING TO ENTER INTO A CONTRACT FOR CONSULTANT SERVICES FOR PHASE I OF THE DOWNTOWN CONSERVATION AND DEVELOPMENT STUDY.

The Director announced that the interview panel unanimously recommended that the firm of Sedway-Cooke, 325 Pacific Avenue, San Francisco, be selected to perform the consultant's work of Phase I of the Downtown Conservation and Development Plan. Mr. Paul Sedway and Mr. Charles Collins, who will be project manager, were introduced, and a press release was distributed.

Mr. Okamoto announced that the Community Liaison Committee for the Downtown Conservation and Development Study had met on August 1st, and in response to Commissioner Bierman's question, described the composition and method of selection of the Committee. Commissioner Bierman stated that she felt that the Commission should have been consulted in the selection of the Committee. She also stated that it was her understanding that the study was not to compete with or to become an alternate to the downtown initiative. The Director responded that a great deal of effort was made to assure that all groups were represented on the Committee, and that the Study was not conceived of in a competitive way.

After further discussion the Director recommended approval. Commissioner Nakashima moved approval of the resolution authorizing the Director to enter into a Contract for consultant services for Phase I of the Downtown Development Study. The motion was seconded by Commissioner Dearman and passed by a vote of 4-1 as City Planning Commission Resolution No. 8334. (Voting yes: Commissioners Bierman, Dearman, Nakashima, and Rosenblatt; Voting no: Commissioner Starbuck; Absent: Commissioners Mignola and Sklar.)

Future Commission calendars and City Planning-related items recently considered by the Board of Supervisors and the Board of Permit Appeals were outlined.

Marie Zeller reported that the Joint Committee of Finance, and Health and Environment recommended a "do-pass" to the resolution authorizing the Chief Administrative officer to sign the California Coastal Commission Permit accepting the conditions regarding the redesign of the Great Highway. The Department of City Planning will be continuing to meet with relevant Departments regarding the amendments to the conditions for this project.

Robin Jones reported on the status of the Neighborhood Commercial Zoning Study. Work on the study is being coordinated with the

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review of the six neighborhood commercial districts proposed for R-C reclassification by the Board of Supervisors -- Sacramento, Haight, Castro, Upper Market, Valencia and 24th (Mission District) Streets -- as well as two additional areas -- Upper Filmore and 24th Street (Noe Valley). The initial phases of the study are scheduled for presentation on September 6th, 1979.

Copies of a memo concerning the study which had been distributed to neighborhood groups, the Board of Supervisors, other City Departments, and the Mayor were given to the Commission.

The Director reported that, at the Mayor's request, he had met with representatives of the Southern Pacific Transportation Company concerning the Pacific Gateway Building, proposed for lot 26 in Assessor's Block 3718, a portion of the block bounded by Mission, Main, Howard, and Beale Streets, which proposed building was considered by the Commission at their meeting of July 25, 1979. He further reported that the applicants had agreed to make changes in the program to alter the design of and access to their proposed building.

As directed at the July 25th meeting, the staff had prepared a resolution concerning the proposed Pacific Gateway office building expressing the Commission's concerns disapproving Building Permit Application No. 7713422.

Commissioner Bierman moved that the draft resolution for disapproval of the building permit application for the Pacific Gateway Building be adopted. The motion was seconded by Commissioner Nakashima and was passed by a unanimous vote as City Planning Commission Resolution No. 8335.
(Absent: Commissioners Mignola and Sklar.)

CU79.32 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 4601-25 CABRILLO STREET, SOUTHWEST CORNER AT 47TH AVENUE, LOT 1 IN ASSESSOR'S BLOCK 1690, FOR REMOVAL OF MAY 2, 1980 TERMINATION DATE OF NON-CONFORMING USE AUTOMOBILE REPAIR GARAGE, IN AN RM-1 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT.

Jim Miller outlined the background of this proposal. In May, 1960, the owners were given a 20 year authorization period. However, because the site is in excess of 10,000 square feet, application for continuance as a conditional use is now allowed. Formally, a gas station, the facility is now an auto repair garage. The use has existed at this site for 40 years, employs six, and serves approximately six customers a day. The zoning is RM-1 (Mixed Residential, Low Density) District initiated by the Board of Supervisors for an RH-2 (House, Two-Family) District.

Mr. Miller cited Master Plan considerations including the

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Residential Element which calls for encouraging housing in existing residential areas on sites to replace disruptive non-residential uses such as gas stations, auto repair shops and industrial uses.

President Rosenblatt called for testimony on the proposal.

Mr. Ernie McNabb, owner, spoke at the economic hardship which would result should his application be denied.

Commissioners Bierman and Dearman expressed concern over the garage's unattractive appearance. Bruce Baumann, speaking on behalf of the applicant, stated that Mr. McNabb would be willing to fence and landscape the property.

Mrs. Angela Pilati, 48th Avenue, and Mrs. E. Singer spoke in support of the applicant.

Petitions in support of the application containing the names of fifty neighbors, and fifty-nine customers were submitted.

Commissioner Dearman proposed that conditions under which the use might continue should be drawn up. She so moved and the motion was seconded by Commissioner Nakashima. Commissioner Starbuck stated that he felt that an interim termination date should be established. President Rosenblatt stated that no gas allocation would be lost if this use was to be removed, that it is not a neighborhood use, that the owner was given twenty years to prepare for the termination, and that it doesn't make sense to put the same decision off three or five years.

Robert Passmore stated that it was the staff recommendation that the use should not remain permanently.

The motion to consider conditions under which the use might be continued at the meeting of August 9, 1979 was passed on a 3-2 vote with Commissioners Rosenblatt and Starbuck voting no. (Absent: Commissioners Mignola and Sklar.)

ZM79.19 - REQUEST FOR RECLASSIFICATION OF PROPERTY ON THE NORTHEAST CORNER OF MOUNT VERNON AND NAHUA AVENUES, AT SAN JOSE AVENUE, LOT 18 IN ASSESSOR'S BLOCK 7027B, FROM A P (PUBLIC USE) TO AN RH-1 (HOUSE, ONE-FAMILY) DISTRICT.

ZM79.21 - REQUEST FOR RECLASSIFICATION OF PROPERTY AT NORTHEAST CORNER OF NAHUA AVENUE BETWEEN SAN JOSE AND ORTEGA AVENUES, LOTS 7 AND 8 IN ASSESSOR'S BLOCK 7039A, FROM A P (PUBLIC USE) TO AN RH-1 (HOUSE, ONE-FAMILY) DISTRICT.

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Alec Bash presented background on these items and the staff recommendation that they be approved. There being no public testimony, it was moved by Commissioner Nakashima that the proposed reclassification from P to RH-1 of the property at the northeast corner of Mount Vernon and Nahua Avenues at San Jose Avenue be approved. Commissioner Dearman seconded the motion which was passed unanimously as City Planning Commission Resolution No. 8336.
(Absent: Commissioners Bierman, Mignola, and Sklar.)

It was then moved by Commissioner Nakashima that the proposed reclassification from P to RH-1 of the property at the northeast corner of Nahua Avenue between San Jose and Ortega Avenues be approved. Commissioner Dearman seconded the motion which was passed unanimously as City Planning Commission Resolution No. 8337.
(Absent: Commissioners Bierman, Mignola, and Sklar.)

ZM79.20 - REQUEST FOR RECLASSIFICATION OF PROPERTY BETWEEN COLONIAL WAY AND SANTA ROSA AVENUE, NORTHWEST OF SAN JOSE AVENUE, LOTS 18, 16 AND 17 AND PORTIONS OF LOTS 6, 7, 18, 19, AND 30 IN ASSESSOR'S BLOCK 3144A, FROM A P (PUBLIC USE) TO AN RH-1 (HOUSE, ONE-FAMILY) DISTRICT FRONTING ON COLONIAL WAY, AND FROM A P DISTRICT TO AN RH-1 OR A C-1 (NEIGHBORHOOD SHOPPING) DISTRICT FRONTING ON SANTA ROSA AVENUE.

Alec Bash presented the case report including policies of the Commerce and Industry Element of the Master Plan which calls for discouraging major new commercial development unless a significant new market is being created to support the proposed development. The applicant stated that either the C-1 or RH-1 zoning would be acceptable. Robert Passmore made the staff recommendation that the entire property be rezoned RH-1.

It was moved by Commissioner Dearman that the subject property between Colonial Way and Santa Rosa Avenue northwest of San Jose Avenue be rezoned from P to RH-1. Commissioner Nakashima seconded the motion which passed unanimously as City Planning Resolution No. 8338.
(Absent: Commissioners Mignola and Sklar.)

R79.7 - REQUEST FOR REVIEW AS TO CONFORMITY WITH MASTER PLAN OF SURPLUS CITY PROPERTY AT 1249 CLAYTON STREET, NORTHWEST CORNER AT CARMEL STREET, LOT 9 IN ASSESSOR'S BLOCK 1292, FOR A SHERIFF'S DEPARTMENT WORK FURLOUGH PROGRAM FOR 15 TO 20 WOMEN, IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

Mr. Passmore reported that the applicant had requested that this matter be continued and recommended that this be done. He noted that

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a public hearing is not legally required. President Rosenblatt stated that the Sheriff, the applicant, wished to hold hearings in the neighborhood before bringing the matter before the Commission. A neighbor stated that she felt that the Department had failed to adequately explain the project to the neighborhood. Alec Bash noted that, although there was no legal requirement to hold a public hearing or to mail, it was recognized that the proposal might be controversial, and therefore the Department had mailed notices to all residents within a 300 foot radius, as well as, to neighborhood organizations. Absentee owners were not, however, notified.

President Rosenblatt instructed the staff to express the Commission's concern to the Sheriff that the neighbors be adequately informed by mail of any hearings proposed.

It was moved by Commissioner Dearman, seconded by Commissioner Starbuck, and passed unanimously that the item be continued indefinitely.

(Absent: Commissioner Sklar and Mignola.)
(Commissioner Mignola arrived at 3:00 p.m.)

CU79.43 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR A PLANNED UNIT DEVELOPMENT ON NORTHERLY TWO-THIRDS OF BLOCK BOUNDED BY POTRERO AVENUE AND MARIPOSA, HAMPSHIRE AND 18TH STREETS, LOT 1 IN ASSESSOR'S BLOCK 4014, FOR 65 DWELLING UNITS, IN AN M-1 (LIGHT INDUSTRIAL) DISTRICT.

Jeremy Kotas presented background on the case. The Mission Housing Development Corporation proposed to develop 65 units of subsidized (Section 8) family housing on a presently vacant, industrially zoned, 52,500 square foot site.

Edmund G. Berger, architect, representing the developers, spoke explaining the project.

Robert Passmore stated that the staff recommended approval. He commented that 1 to 1 parking would be preferable and that the parking should be covered. Some private open space should also be developed.

A Mr. Carney spoke in opposition to using industrially zoned land for housing. He stated that the City should place a high priority on bringing light industry back into the City and thus increasing the tax base.

Mr. Richard Bollon requested that the property should be rezoned to residential in order to rid the area of billboards. He also

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expressed his distaste for the appearance of the nearby subsidized housing project at 24th and Potrero Streets.

After further discussion, it was agreed that a condition should be added that the site contain no general advertising.

It was moved by Commissioner Dearman that the authorization of conditional use for 65 dwelling units as requested be granted. The motion was seconded by Commissioner Nakashima and was passed unanimously as City Planning Commission Resolution No. 8339. (Absent: Commissioner Sklar.)

CU79.46 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 3867-19TH STREET, SOUTH SIDE BETWEEN SANCHEZ AND CHURCH STREETS, LOT 60 IN ASSESSOR'S BLOCK 3600, FOR 6 DWELLING UNITS ON A LOT WITH AN AREA OF 9,250 SQUARE FEET, WHEN 1,500 SQUARE FEET IS REQUIRED PER DWELLING UNIT, IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT; ADDITIONALLY, TWO DUPLEXES ARE PROPOSED ON ADJACENT LOTS, RESULTING IN A TOTAL OF 10 DWELLING UNITS.

Jeremy Kotas outlined the proposal to build a total of ten dwelling units on a 14,950 square foot site. Two two-family units would be built on two separate lots, and the item before the Commission was a proposal to build six units on one 9,250 square foot lot. Under the existing RH-2 zoning, the owners could, by right, build ten units on the total (14,950 square foot) site.

Mr. Kotas outlined the five conditions which the Staff had developed to promote the compatibility of the project with the surrounding neighborhood.

Bobbie Sue Hood, the applicant, spoke in detail concerning the project and of how the design maximized its compatibility with the neighborhood.

Mr. Paul Carpenter, who had formerly lived in the neighborhood spoke in opposition. He reminded the Commission that in March when a large number of neighbors had turned out in opposition to another proposal for this site, single family zoning was informally requested for the site. He stated that the project would adversely affect 18 neighbors, and that the project and the noise and disruption of construction would be a great hardship on many elderly neighbors.

Judith Hedgepeth, Sanchez Street, spoke in opposition. She felt the design to be banal and suburban in character.

William Addison spoke in opposition stating that he doubted that

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the units could be occupied by families, and pointed out that owners of condominiums may rent such units out as they wish.

Kurt Bennett of 19th Street spoke opposing ten units on the site. he stated that the applicant's primary motive was to make a profit, and that such a profit would be at the neighbor's expense.

After further discussion Ms. Hood outlined the meetings and discussions which she had held in the Neighborhood, and showed the Commission a series of photographs detailing the degree to which views would be lost. She pointed out that shadows would be cast to the north, not onto the dwellings at the rear of the project as some of the opponents feared. She again discussed the relation of the project to the contours of the existing hillside, and reiterated that the ten units proposed were the same number of units which could be built on the five RH-2 lots into which the parcel could be legally subdivided. The cost of the units indicate that they will be owner occupied, she stated.

Commissioner Bierman inquired as to the possibility of designing units with less floor area in order to create a less bulky appearing design. Ms. Hood stated that, at the neighbors' urging, the original conception had been reduced in bedroom size, and that further significant cuts were not feasible.

Commissioner Mignola suggested that additional excavation might lower the profile of the building, but Ms. Hood responded that such excavation was already maximized, and that additional cuts would destroy the rear garden.

Mr. Addison, Ms. Hedgepeth, Mr. Bennett and Mr. Carpenter again voiced their opposition.

A discussion of the parking followed. Mr. Passmore pointed out that the parking was a response to a requirement of the City Planning Code.

It was pointed out, in response to Mr. Addison's suggestion that the City purchase the land for permanent open space, that the site did not meet the criteria for such acquisition by being neither a high-need area (with Dolores Park a block away), nor an exposed or prominent open space.

Alec Bash summed up the Staff's position: that this is infill housing, that it meets Master Plan criteria, that it is deemed to be compatible, that the project was not opposed by any neighborhood associations, that many views have been retained, and that the Staff prefers this proposal to a five lot subdivision. He did note that

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should the Commission disapprove this project that they would retain jurisdiction in that a five lot subdivision would have to be brought before the Commission, and that at such time the Staff would recommend that the proposal be continued until precise plans were developed.

After further discussion, it was moved by Commissioner Nakashima that the request be approved with conditions as set forth. The motion was seconded by Commissioner Dearman and was passed on a 4-2 vote as City Planning Commission Resolution No. 8340. (Voting yes: Commissioners Dearman, Nakashima, Rosenblatt, and Mignola; Voting no: Commissioner Starbuck and Bierman; Absent: Commissioner Sklar.)

CU79.37 - REQUEST FOR AUTHORIZATION OF DISCRETIONARY REVIEW IN (DR) LIEU OF CONDITIONAL USE AT 214-16 DUBOCE AVENUE, NORTH SIDE BETWEEN MARKET AND GUERRERO STREETS, LOT 4 IN ASSESSOR'S BLOCK 3501, FOR PROFESSIONAL OFFICES ABOVE GROUND STORY IN A C-2 (COMMUNITY BUSINESS) DISTRICT INITIATED BY THE BOARD OF SUPERVISORS FOR AN RC-2 (RESIDENTIAL-COMMERCIAL COMBINED, MODERATE DENSITY) DISTRICT.

Alec Bash presented background, noting that the applicant had purchased C-2 property with the intention of developing office space, and had done the conversion work with permits. Subsequent to his purchase, the Board of Supervisors initiated rezoning of the property to RC-2.

Mr. Laurence Layden, the applicant, spoke, stating he was not even aware of the RC-2 classification until he recently offered the property for sale. At this time, the realtor's research revealed that the Board had so initiated reclassification. He added that there are no tenants in the building and that it is surrounded by commercial uses, including an active fast food outlet as an immediate neighbor.

Mr. Walter Park of the Duboce Triangle Neighborhood Associate, spoke in opposition. He noted that the opposite side of the street is residential and that there is an apartment house in the same block with the subject property. He spoke to the continuing loss of residential units in San Francisco and of his association's concern with the changing character of Upper Market Street. He stated that Mr. Layden might make a profit of nearly \$78,000 from the sale of the property. He stated that the speculators on Upper Market Street would be watching the Commission's action on this item.

Mr. Tony Tamberello, attorney, spoke in support. He is the prospective occupant of the property. He noted that the building had

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stood vacant for ten years prior to Mr. Layden's purchase of it.

Joseph Nardi and Roy Kileen, neighbors of the property spoke briefly in support.

Mr. Park stated that the Commission should have received a letter in opposition from the Mission Planning Council.

After further discussion, Mr. Passmore stated that it was the staff recommendation that approval should be granted.

Commissioner Nakashima moved that the application for authorization of discretionary review in lieu of conditional use for professional offices above the ground floor at 214-16 Duboce Avenue be approved with conditions. Commissioner Mignola seconded the motion which was passed unanimously as City Planning Commission Resolution No. 8341.

(Absent: Commissioner Sklar.)

The meeting was adjourned at 5:50 p.m.

Respectfully submitted,

Joseph Fitzpatrick
Acting Secretary

SF
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8/9/79

~~SAN FRANCISCO~~
CITY PLANNING COMMISSION
SUMMARY AND MINUTES
OF THE
REGULAR MEETING
HELD
THURSDAY, AUGUST 9, 1979
ROOM 282, CITY HALL
1:20 P.M.

DOCUMENTS DEPT.

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The City Planning Commission met pursuant to notice on Thursday, August 21, 1979, at 1:20 p.m. in Room 282, City Hall.

PRESENT: Toby Rosenblatt, President; Ina F. Dearman, Vice President; Susan J. Bierman, John Christensen; Joseph Mignola; Yoshio Nakashima, and Charles Starbuck; members of the City Planning Commission.

ABSENT: None.

The staff of the Department of City Planning was represented by Robert W. Passmore, Acting Director of Planning; Alec Bash, Planner IV; Charles Gill, City Planning Coordinator; Ed Green, Planner; Dr. Selina Bendix, Environmental Review Officer; Barbara Sahm, Assistant Environmental Review Officer; and Edward N. Michael, Acting Secretary.

Gerald Adams represented the San Francisco Examiner; Marshall Kilduff represented the San Francisco Chronicle; and Mike Mewhinney represented the San Francisco Progress.

Current Matters

A. Director's Report

The Acting Director reported that the City Attorney's Office had advised the Department that the court had sustained the city's demurrer relative to the enforcement action involving Marshall Hale Hospital and that Marshall Hale now has 20 days to perfect its case against the city.

The Acting Director recalled the break-ins into the office of the Department of City Planning on July 4 and July 17, 1979 and requested authorization from the Commission to obtain funds for replacement of equipment taken.

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It was moved by Commissioner Bierman, seconded by Commissioner Dearman and unanimously carried that Resolution No. 8342, authorizing the Director to submit a Supplemental Appropriation Request in the amount of \$3,000 to provide for replacement of three electric typewriters, two electric calculators and one adding machine, be approved. Supervisors Christensen and Mignola were absent.

B. Commissioners' Questions and Matters

There were no Commissioners' Questions or Matters.

DR76.16 - CONSIDERATION OF REQUEST FOR DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 7902779 FOR AN EXISTING ROLL-UP DOOR AT 214 POWELL STREET (PREVIOUSLY CONSTRUCTED WITHOUT A PERMIT); LOT 7 IN ASSESSOR'S BLOCK 314.

The Acting Director, Mr. Passmore, reviewed the history of the installation of the door and subsequent enforcement actions taken at the request of the Powell-Union Square Association. He advised the Commission that they were being asked to take discretionary review because this would allow conditions to be imposed on the issuance of the application.

The applicant, Mr. Monte Farael, who operates the Photo Exchange, Inc., was present as was Mr. Paul Nielsen, Manager of the Powell-Union Square Association.

It was moved by Mr. Starbuck, seconded by Mrs. Dearman and unanimously carried that the Commission review Building Permit Application No. 7902779 under the Discretionary Review procedure. (Voting yes: Commissioners Bierman, Dearman, Nakashima, Rosenblatt and Starbuck; Voting no: None; Absent: Commissioners Christensen and Mignola).

DR79.16 - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 7902779 FOR AN EXISTING ROLL-UP DOOR AT 214 POWELL STREET (PREVIOUSLY INSTALLED WITHOUT A PERMIT); LOT 7 IN ASSESSOR'S BLOCK 314.

Mr. Passmore stated that there were two issues involving the installed door: 1) the solid covering of the store's show windows and interior that results when it is closed, and 2) the door, when closed, is painted to appear as one large sign.

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Paul Nielsen reviewed the sequence of the involvement of the Powell-Union Square Association with both the owner and various City Departments. He stated that the Fire Department objected to the existing door because it contained no "man-door" which provided access to the store when the door was lowered. He stated that the Association's objections were identical with those stated by Mr. Passmore and also noted that San Francisco Beautiful had sent a letter of objection to the Department regarding it. While the need for security was recognized, it was felt that a grill type roll-up door could achieve the same results and additionally, would not lend itself to being painted as a sign.

Mr. Monte Farael, owner of the Photo Exchange at 214 Powell, maintained that the door was legal but the Fire Department had been presented into saying it was illegal. He said he would make the requested change contingent that the Association would give him a free five-year membership.

Commissioner Dearman said that to her, solid doors of this type appear absolutely hostile. There was further discussion by the Commission on the characteristics of an acceptable type of security door and the Acting Director was asked for his recommendation.

Mr. Passmore reading from a draft of Resolution No. 8343, recommended that Building Permit Application No. 7902779 be disapproved "... unless said application is revised by August 19, 1979, to implement removal of the existing industrial type overhead door by October 8, 1979 and replaced with an attractive see-through, grill design door have no advertising attached to it." It was further agreed that the lowest two-feet of the door might be of solid material, provided the entire door were painted in one color only with no advertising.

Mr. Farael was asked if these conditions were acceptable to him and he in turn asked if he would be given his requested membership. Commissioner Rosenblatt replied that the Commission had no jurisdiction in such matters. Mr. Nielsen stated that he had no authority to make promises about membership.

It was moved by Commissioner Starbuck, seconded by Commissioner Bierma, and unanimously carried that Resolution No. 8343 disapproving Building Permit Application No. 7902779 be adopted unless the aforementioned revisions were complied with. (Commissioners Christensen and Mignola were absent.)

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CU79.32 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 4601-25 CABRILLO STREET, SOUTHWEST CORNER AT 47TH AVENUE, LOT 1 IN ASSESSOR'S BLOCK 1690, FOR REMOVAL OF MAY 2, 1980 TERMINATION DATE ON A NON-CONFORMING USE AUTOMOBILE REPAIR GARAGE, IN A RM-1 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT.
(Continued from the meeting of August 2, 1979.)

Mr. Passmore reviewed a draft resolution prepared by the staff. Mr. Jim Miller of the staff stated since the last meeting it had been determined that another non-conforming use adjacent to this property, had been terminated two or three years ago. Additionally, another letter had been received from a nearby property owner requesting that the extension past May 2, 1980 be granted subject to frequent inspection by the Department to insure that conditions governing the operation of the garage were adhered to.

Mr. Ernie McNabb and Les Harris, applicants and operators, were present and after discussion of the stipulations with the Commissioners and staff agreed to them.

A question arose regarding the ratios of major and minor work performed at the garage and Mr. Harris said he did not know. Mr. Passmore then read the City Planning code definition of "Minor Repair" and based on that, Mr. Harris said about 75% of the work was clearly minor repair. Mr. Passmore said that the major repair then was within the prescribed limits to classify as an accessory use of the operation.

It was then moved by Commissioner Dearman, seconded by Commissioner Bierman that Resolution No. 8344, recommending a 10-year extension of the termination of the non-conforming automobile repair garage at 4601-25 Cabrillo Street be extended from May 2, 1980 to May 2, 1990 be approved with conditions. When the question was called the vote was four to two for adoption. (Commissioners Bierman, Christensen, Dearman and Nakashima voted "Yes"; Commissioners Rosenblatt and Starbuck voted "No"; Commissioner Mignola was absent.)

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R79.44 - 2401 JACKSON STREET, SOUTHWEST CORNER AT FILLMORE STREET, LOT 1 IN ASSESSOR'S BLOCK 606, REQUESTING A CONDOMINIUM CONVERSION SUBDIVISION FOR SEVEN RESIDENTIAL AND TWO COMMERCIAL UNITS.

Mr. Edward J. Wynne represented the owners, Dr. Michael Steele and Dr. David Stockford, owners and tenants of Unit 2. Mr. Alec Bash of the Planning staff reviewed the characteristics of the building and stated that the two commercial units would be retained by the owners, that six tenants have indicated an intent to purchase their units and the seventh tenant has indicated support for the change in ownership. Mr. Wynne stated that the owners agreed to abide by the stipulation of the draft resolution.

Mr. Mignola arrived at 2:40 p.m.

At 2:45 p.m. President Rosenblatt announced a short recess before consideration of the draft resolution.

When the meeting resumed at 3:05 p.m. all commissioners were present except Commissioner Christensen and President Rosenblatt announced that the next item would be No. 7 on the agenda.

RS79.20 - SIDEWALK WIDENING ON PORTION OF NORTHEASTERLY SIDE OF SOUTHERN HEIGHTS BOULEVARD, SOUTHWESTERLY OF DEHARO STREET, FROM EIGHT FEET TO SIXTEEN FEET, ADJACENT TO POTRERO HILL NEIGHBORHOOD HOUSE.

Mr. Alec Bash reported that the proposed sidewalk widening was found to be in conformity with the Master Plan "...provided that street trees be installed and maintained according to a plan to be reviewed and approved by staff of the Department of City Planning, in consultation with representatives of the Landmarks Preservation Advisory Board, and subject to issuance of the Tree Planting Permits by the Department of Public Works Division of Tree Planting".

It was moved by Commissioner Bierman, seconded by Commissioner Starbuck and unanimously carried that the Director of Public Works be advised that the proposal was in conformity with the Master Plan subject to the above conditions.

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The next item considered was No. 6 on the agenda.

R79.8D - LEASE OF PACIFIC HEIGHTS SCHOOL, 2340 JACKSON STREET, NORTHWEST CORNER AT WEBSTER STREET, LOT 4 IN ASSESSOR'S BLOCK 588, TO THE SAN FRANCISCO ART COMMISSION FOR AN ARTS CENTER.

Mr. Alec Bash reviewed the referral for which the Pacific Dance Theater was co-applicant.

Mrs. Marie Cleasby of the Pacific Heights Neighborhood Council was present and said that she had been attempting to obtain answers relative to the operation of the Center but had not been able to do so. Furthermore, she stated that it was the Council's understanding that the school has been withdrawn from its surplus status and will continue as a part of Garfield School this fall.

No one was present to represent the applicants and Commissioner Bierman moved that the matter be postponed for one week. President Rosenblatt said that it might be more appropriate to table the matter indefinitely. Commissioner Bierman then modified her motion to move that the matter be postponed indefinitely. The motion carried unanimously. (Commissioner Christensen was absent.)

The next item considered as Item 8 on the agenda.

ZT79.1 - AMENDMENTS TO SECTION 306.1 OF THE CITY PLANNING CODE TO REVISE THE SCHEDULE OF FEES FOR FILING APPLICATIONS FOR RECLASSIFICATIONS, SETBACK ORDINANCES, CONDITIONAL USES AND VARIANCES.

Mr. Passmore reviewed the proposed schedule noting that the existing fees were instituted first in 1960 and doubled in 1974. He compared them with fees for comparable matters from nearby jurisdictions. He stated further that the fees were never intended to cover the full expense of processing the application except that when the Office of Environmental Review was established its fees were expected to fully reimburse the city for costs involved.

Further testimony on fee changes for the Office of Environmental Review was given by Dr. Selina Bendix, Environmental Review Officer.

Roger Hurlbert of SPUR was advised by Mr. Passmore that it would be recommended to the Board of Supervisors, who must establish the fee schedule, that non-profit neighborhood groups be exempt from payment of fees.

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At this point Commissioner Christensen returned.

It was moved by Commissioner Starbuck, seconded by Commissioner Christensen and unanimously carried that the schedule of fees (attached to these minutes) be submitted to the Board of Supervisors for adoption.

Further discussion ensued on the source of funds for departmental operations. It was moved by Commissioner Starbuck, seconded by Dearman and unanimously carried that the staff take the necessary steps to prepare for commission consideration, legislation which would make the Department of City Planning the repository for all fees received under the proposed amendments to Section 306.1.

Noting that all Commission members were now present, President Rosenblatt announced that the Commission would not return to Item 4 to conclude its consideration by the Commission.

In the discussion which followed, Commissioner Bierman stated that she would have to vote "No" on the proposed condominium conversion to condominium ownership of the apartment structure at 2401 Jackson Street because the Master Plan stresses maintenance of quality housing stock and every conversion to condominium status means a loss of rental housing.

Commissioner Starbuck stated that he also would have to vote "No" for a variety of reasons, among which was the fact that there are more condominium conversions than new construction and no new rentals are being built. Furthermore, he felt that economic factors are the biggest influence in the housing market and these are not dealt with in the Master Plan.

It was moved by Commissioner Christensen and seconded by Commissioner Nakashima that Resolution No. 8345, finding the proposed subdivision of 2401 Jackson Street be approved with conditions. When the Question was called, the vote was four to three in favor. (Voting "Aye": Christensen, Nakashima, Mignola and Rosenblatt; voting "No" Commissioners Bierman, Dearman and Starbuck.)

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RS78.64 - JOINT PUBLIC HEARING WITH THE DEPARTMENT OF PUBLIC WORKS, CONCERNING AN EXCEPTION TO THE PRESERVATION OF MODERATE-INCOME HOUSING PROVISION OF THE SUBDIVISION CODE, FOR 195 - 25TH AVENUE, NORTHEAST FORNER AT LAKE STREET, LOT 15 IN ASSESSOR'S BLOCK 1333, REQUESTING A 12-UNIT CONDOMINIUM CONVERSION SUBDIVISION.

Mr. Raymond W. Wong, Assistant Division Engineer, of the Division of Surveys and Mapping, Bureau of Engineering, represented the Department of Public Works.

Mr. Alec Bash reviewed the matter and stated that the owners of the proposed condominium subdivision were asking for two exceptions to the subdivision ordinance. The first of these was that no more than one apartment be offered as moderate income housing and the second was that they not be required to grant one tenant, aged 62 or older, a lifetime lease.

Mr. Ruben Glickman, one of the owners, was present and stated that he and Donald McDonald, the other co-owner, felt that the exceptions were warranted because of the building's past history, and the size of the apartments. The last owner had title to the building for seventeen years and maintained low rents by not doing maintenance; thus rehabilitation cost will be expensive because of the deferred maintenance, probably in excess of \$135,000 of which \$90,000 will be accountable for code violations. The apartments are not typical; they are large, about 1,500 square feet, and are two-bedrooms with two baths.

Regarding the lifetime lease, Mr. Glickman did not feel this requirement need be met because the tenant involved maintained his major residence in a town north of San Francisco and used the apartment only part of the time. Mr. Glickman stated that he was a real estate lawyer and that portions of the Subdivision Code affecting condominiums were the most difficult legislation he had ever attempted to interpret and explain to his tenants.

There was further discussion between Mr. Glickman and Mr. Wong regarding code violations and recording the subdivision and additional discussion between the Commission and applicant regarding the method of financing.

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Mr. Bash then read a draft resolution, finding the subdivision in conformity with the Master Plan contingent that the following conditions were complied with:

1. The price of the three units renting for \$340 or lower shall not exceed \$55,875 and these units shall be offered upon conversion pursuant to Section 1385 of the Subdivision Code; these figures may be increased according to any increase in the housing component of the Consumer Price Index between July 30, 1979 and the actual sales dates of these units.
2. The subdivider shall comply with the requirements of Article 9 of the San Francisco Subdivision Code as approved July 6, 1979, specifically including those provisions of Sections 1383, 1384, 1387, 1389, 1390, 1391, 1392, 1393, 1395, 1381(a)4(c) and 1381(a)6(b).
3. The subdivider shall rescind any rent increases to tenants which postdate the October 17, 1978 date of filing the application, in order to provide substantial compliance with Section 1390 of the Subdivision Code.

It was then moved by Commissioner Nakashima and seconded by Commissioner Christensen that Resolution No. 8344 be adopted. When the question was called there were four "Ayes" and three "Noes". Commissioners Christensen, Nakashima, Mignola and Rosenblatt voted "Aye" and Commissioners Bierman, Dearman and Starbuck voted "No".

EE78.27 - CERTIFICATION OF FINAL ENVIRONMENTAL IMPACT REPORT FOR PROPOSED 101 CALIFORNIA STREET PROJECT: BLOCKS GENERALLY BOUNDED BY CALIFORNIA, DAVIS, PINE AND FRONT STREETS IN ASSESSOR'S BLOCK 260. PROPOSAL TO CONSTRUCT A 48-STORY, 600-FOOT HIGH CYLINDRICAL OFFICE TOWER WITH TWO UNDERGROUND PARKING LEVELS, A 7-STORY, 95-FOOT HIGH TRIANGULAR BASE BUILDING, AND A PLAZA WITH TWO LANDSCAPED PLANTER.

Ms. Barbara Sahn of the Office of Environmental Review distributed copies and read aloud two revisions of the responses to comments in the Draft Environmental Impact Report. These occurred on pages 25 and 39.

Following questions and discussion by Commissioners on matters relating essentially to alternative uses, transportation and air quality, Ms. Sahm stated that the draft resolution recommended certification of the EIR and that the project as proposed with mitigation measures would not have a significant effect on the environment.

Commissioner Nakashima moved adoption of Resolution No. 8347 and the motion was seconded by Commissioner Dearman.

Commissioner Bierman then moved to amend the language of the resolution to state that the Commission found that the proposal would have a significant effect on the environment and that mitigation measures would have to be worked out by the Department. The motion was seconded by Commissioner Starbuck. When the question was called for the amendment, the vote was two "Ayes" and five "Noes". (Voting "Aye": Commissioners Bierman and Starbuck, voting "No": Commissioners Christensen, Dearman, Mignola, Nakashima and Rosenblatt.)

The question was then called on adoption of Resolution No. 8347 and the vote was five "Ayes" and two "Noes". (Voting "Aye": Commissioners Christensen, Dearman, Mignola, Nakashima and Rosenblatt; voting "No": Commissioners Bierman and Starbuck.)

CU79.12 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE ON BLOCK BOUNDED BY CALIFORNIA, DAVIS, PINE AND FRONT STREETS (101 CALIFORNIA STREET, ITEL BUILDING), ALL OF ASSESSOR'S BLOCK 263, FOR EXCEPTION TO BULK LIMITS TO ALLOW A BUILDING LENGTH OF 190 FEET, ABOVE 150 FEET, WHEN ONLY 170 FEET IS PERMITTED, IN A C-3-0 (DOWNTOWN OFFICE) DISTRICT AND 600-I HEIGHT AND BULK DISTRICT.

Mr. Robert Passmore advised the Commission that the project would normally be before it under its discretionary review power, however, a conditional use application had been filed for exception to the bulk limits and the review necessary for that encompassed looking at all aspects of the building in the same light as would arise under discretionary review. He then requested that the Commission formally move to employ the conditional use procedure in lieu of discretionary review. He noted that the same kind of judgments would be required for either and the only difference is that under discretionary review a resultant decision is appealable to the Board of Permit Appeals while an appeal from conditional use is made before the Board of Supervisors.

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It was moved by Commissioner Mignola, seconded by Commissioner Christensen and unanimously carried that the Commission employ conditional use procedure rather than discretionary review procedure. (Commissioners Bierman, Christensen, Dearman, Mignola, Nakashima, Rosenblatt and Starbuck voted "Aye".)

Mr. Willie Brown, San Francisco attorney, representing the sponsor, Gerald D. Hines Interests, introduced Mr. Hines.

Mr. Hines said that of his firms various projects across the country, he felt that this was one of the most significant and because of that, had engaged the firm of Johnson and Burgee for its design.

Mr. Phillip Johnson spoke next, stating that he felt this was the finest buildings his firm had ever designed. With the aid of a model and several renderings, he explained the evolution of the design of the buildings and its siting on the block.

He was followed by John Burgee who spoke more to the technical aspects of the building. Both speakers were questioned by Commission members on design features of the building, the plaza and its landscaping.

Mr. Wm. M. Witter of the investment firm of Dean M. Witter noted that his firm was established in San Francisco in 1924 in the Kohl Building. It moved from there in 1937 and currently the office staff is scattered in several locations. The firm feels the need to bring the staff together at one location and consequently will be initially contracting for 180,000 square feet of space in this building. He felt it important that the proposal be authorized because it is difficult to get even 10,000 square feet of first-rate office space currently in San Francisco.

Mr. Willie Brown referred to a recent newspaper article which dealt with losses by ITEL the past year and then called upon Mr. Melvin Schullman of ITEL who said that the firm still intended to occupy space in the building.

Mr. Ted Brown said that he spoke only for himself and he favored the proposal. He felt that while it was important to be concerned with history, it was also important to leave history behind and also to leave something behind for history; this building gives something worthwhile to the city that few other buildings do.

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Eric Rupee, the next speaker, said that he was represented by Clare Peck and William Tooley, owners of developers of the Hibernia Bank Building under construction at 201 California Street; they favor the proposal and hope for an early completion.

There being no other speakers in favor of the project, Commissioner Rosenblatt adjourned the meeting for ten minutes at 6:05 p.m.

When the meeting reconvened, speakers opposed to the project were called upon.

The first speaker was Richard Gryziec, architect and planner. Mr. Gryziec said that his remarks were addressed to the Commission as a whole but in particular to his friend Commissioner Rosenblatt. Continuing, he said that he had hoped for leadership when the Commission was appointed but except for legislation regarding condominiums and the residential rezoning, everything done by this Commission had been a disappointment. He felt that the building could only result in a decrease in environmental quality, however, this issue was not dealt with because the Commission seemed only concerned with the facade and other externals which were tantamount to examining a book by looking only at its cover.

Ron Urbina said that he felt he should be speaking for a Committee to Make the Commission Accountable to the City of San Francisco. He said that building was beautiful but that it caused more problems than it solved.

Carl Imparato, representing San Franciscans for Reasonable Growth, read a paper from that group in which it was stated that the Draft Environmental Impact Report was deceptive and misleading and intended to conceal the overwhelming negative impacts of the project and exaggerate its benefits. With respect to employment, the paper stated that projections of the Association of Bay Area Governments should have been used instead of data arrived at by surveys of the EIR authors.

Other concerns expressed by the group dealt with:

- secondary income generated by the project
- municipal costs
- parking impacts
- public transit impacts, and
- impact on the city's housing stock.

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John Eberling read a letter to the Commission from himself asking that consideration of the approval of the building be held up until after the November when the city will vote on new decreased height limits in the downtown area. His letter further requested that if the Conditional Use were to be granted it should have stipulations regarding:

- garden-like landscaping of the plaza
- an overall Transportations Systems Management Program for all tenants in the building
- full-scale use of roof-top solar collectors
- a commitment by all tenant firms in their leases to participate in CETA Private Industry Council job training/employment programs
- payment to the Housing Development Fund.

Norman Rolf said that the building was not suitable for San Francisco and if the Commission did not reject the building outright, it should postpone action until after the November election.

Sue Hestor said that in the rush of getting approval of this building before the November election, we are losing the sense of what it is to be in a democracy and that the Commission members were presuming upon themselves to thwart the will of the people who in several months will prohibit construction of buildings such as this.

She continued that she had worked hard in 1975 for the election of Mayor Moscone and the appointment of its members to this Commission and was very proud of them at the time. However, these four years later she was disappointed in the Commission for it had become a creature of the department staff. She urged no action until after the election.

Speaking in favor of the proposal was Wray R. Jacobs of Service Employees Local 87. He spoke of the unemployment problems of the city and the fact that the city no longer has the blue-collar jobs it once had. However, the provision of custodial services in high-rise buildings provides some mitigation for this lack.

He felt the high-rise initiative group is an all-white organization whose members can go to the tops of the hills to look over the buildings to enjoy the views. He said that waiting until November to make a decision on the proposal could not be considered democratic.

Commissioner Dearman left the room at 7:15 p.m.

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In answer to Mr. Jacob's questioning Sue Hestor's appearance at public meetings during working hours while she was an employee of the Board of Education, Ms. Hestor stated that she has many hours of accrued compensatory time in addition to four weeks vacation and because she cannot secure her allotted time-off in gross chunks, she uses it to attend public hearings.

Chris Curry said that he shared the concerns already expressed and in light of recent public disclosures of the financial state of ITEL, had additional concern that the city might end up with a half-completed tower or a hole in the ground if the financing should be withdrawn.

Bill Eisen stated that no one here was against growth in the downtown area but did want the amount of growth reduced. Additionally, he felt the new employees in the high rise buildings will have to compete for local housing and this will drive up the cost of both ownership and renting.

At the conclusion of speeches in opposition, Commissioner Rosenblatt called another short recess.

When the meeting was reconvened, Mr. Willie Brown introduced Mr. Ken Hubbard of ITEL who said that the Gerald D. Hines Interests is the owner of and will manage the building. Currently, ITEL and Dean Witter are major prospective tenants but irrespective of whether either elects to default on now-assigned space, the building will be completed and Coldwell-Banker has confirmed the need for this type of office space.

Howard Ellman, an attorney working with the sponsor, replied to some of the expressed concerns and also stated that Hines Interests is willing to participate in a Housing Development Fund if one is adopted, or to another program of the city intended to stimulate housing construction.

Commissioner Bierman said that before the Acting Director made his recommendation she wished to make a statement. When she first saw the model of the building she was very excited but in spending a great deal of time studying its impacts, she had to conclude, with deep regret, that she would not be able to vote for it because she believes it wrong to undo the sunshine and pleasures of those few downtown places where they remain. One of the joys of Embarcadero Center is the podium level and many, many people take advantage of

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its attractiveness, but it and the plaza of Mutual Benefit Life will be reduced in attractiveness because they will be shaded by the ITEL building. She agonized a great deal over her position on this building and knew that if it is built that it will be beautiful and she will feel badly that she could not have supported a structure so beautiful. Nevertheless, despite this beauty, the building became wrong when its impacts came out this way. She felt that the sponsor and architect were locked into the design without consideration of the loss of sunshine and increase in level of air pollution.

Commissioner Rosenblatt next requested the Director's recommendation and in response Mr. Robert Passmore read a draft resolution recommending approval with stipulations.

Following a discussion between Commissioner Rosenblatt and Mr. Ellman regarding the wording of Item 13 of the Resolution, it was moved by Commissioner Nakashima that Resolution No. 8348 approving the Conditional Use Application No. CU79.12 with stipulations be approved. The motion was seconded by Commissioner Mignola.

Commissioner Starbuck said that he would be unable to vote for the proposal; one reason being that he believed we no longer have the luxury of reviewing major projects on the basis of architectural merit. He felt there should have been more discussion on possible consequence of this and other projects for every EIR looked at in the last one-and-a half years has shown that there will be a decline in air quality.

Commissioner Starbuck continued that he felt there was something wrong with our system in terms of public costs and revenues resulting from highrise buildings. The city cannot continue down the road as it has for these buildings are going to last 60, 70 or 80 years and will be a drain economically on the city.

Commissioner Rosenblatt, addressing the audience, advised that testimony derogatory to or attacking the integrity of the Commissioners or those testifying would not be tolerated in the future. Furthermore, if anyone felt a conflict of interest existed, the City Attorney should be contacted.

He continued that the Commissioners are severely limited in their operations and are not the people who decide what the city should ultimately be. For the present instance of the forthcoming highrise initiative, members have been advised by the City Attorney

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to conduct their business without reference to the ultimate outcome of the election. And because the initiative appears to be retro-active to early June, there is no reason not to act today or to act today or to postpone action.

He did not deem it his role as a Commissioner to be a legislator or set new policies and while the Department and the Commission had a role in making decisions, that role lies in making recommendations to the legislative body.

Regarding the cumulative impact of buildings, he saw this as extremely difficult with which to deal. As an individual Commissioner he interpreted Dr. Bendix's advice that it is not proper for the Commission to take a single project and make a decision based on its cumulative impact.

With reference that the Commission ought to wait for a decision on this project until the Downtown Study is complete, Commissioner Rosenblatt stated that it was not appropriate to stop dead center with a project and wait until every study is in. When that study is completed the Commission will look at it and if it feels recommendations for changes are in order, these will be made to the Mayor and Board of Supervisors. It is in the foregoing context that he believed this project should be approved.

Commissioner Rosenblatt stated that the building was of a superb design and accusations that the Commission is spending too much time with aesthetics is not warranted. He felt it would be wrong to ignore good design; rather, when good design is presented, it ought to be praised and accepted for to turn it down is the equivalent of saying San Francisco doesn't care. He then commended the architects for their design and also Gerald D. Hines for commissioning them.

When the question was called the vote was four "Ayes" and two "Noes". (Voting "Aye": Commissioners Christensen, Mignola, Nakashima and Rosenblatt; voting "No": Commissioners Bierman and Starbuck; absent: Commissioner Dearman.)

The meeting was adjourned at 8:30 p.m.

Respectfully submitted,

Edward N. Michael
Acting Secretary

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8/16/79

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY AND MINUTES
OF THE
REGULAR MEETING
HELD
THURSDAY, AUGUST 16, 1979
ROOM 282, CITY HALL
1:00 P.M.

DOCUMENTS DEPT.

JUN 9 1980

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The City Planning Commission met pursuant to notice on Thursday, August 16, 1979, at 1:00 p.m., in Room 282, City Hall.

PRESENT: Toby Rosenblatt, President; John Christensen; Joseph Mignola; Yoshio Nakashima; and Charles Starbuck, members of the City Planning Commission.

ABSENT: Ina F. Dearman, Vice-President and Susan J. Bierman.

The Staff of the Department of City Planning was represented by Rober W. Passmore, Acting Director of Planning; George Williams, Assistant Director; Alec Bash, Planner IV; Barbara Sahm, Joseph Fitzpatrick, Planner III; Xandra Malandra, Planner II; and Edward N. Michael, Acting Secretary.

Gerald Adams represented the San Francisco Examiner, Marshall Kilduff represented the San Francisco Chronicle.

APPROVAL OF MINUTES

The minutes of the regular meeting of August 2, 1979, were unanimously approved.

CURRENT MATTERS

A. Director's Report

Acting-Director Robert W. Passmore briefed the Commission on items which will require review by the Commission in the immediate weeks ahead.

B. Commissioners' Questions and Matters

Commissioner Starbuck reported that the Board of Permit Appeals has upheld two Commission actions: The first, by a three to one vote, upheld the denial of the Hibernia Bank's application for expansion of its branch bank on Valencia Street; the second, by a vote of five to zero, upheld the issuance of the demolition permit for the Lincoln Hotel, 115 Market Street, in preparation for the construction of the new Federal Reserve Bank.

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With respect to the existing Federal Reserve Bank on Sansome Street and the Rincon Annex Post Office on Mission Street, Mr. Starbuck asked that upon the return of the Director from his vacation the staff begin exploration of means of retention and reuse of these structures. Additionally, Commissioner Starbuck noted that the Police Department had issued a cabaret permit for the restaurant at 19th Avenue and Lincoln Way and Mr. Passmore added that the sponsor would be filing a conditional use application for this operation?

In response to Commissioner Mignola's question, "The" Acting Director reported that the Southern Pacific Company would not be appealing the Commission's denial, based on design considerations, of a Building Permit Application; rather, a new design will be submitted for a building which takes into account the unusual shape and location of the site.

President Rosenblatt asked the Acting Director to prepare a resolution for the Commission's consideration on August 23, 1979, which would establish discretionary review for all permits within the Northeast Waterfront Survey Area. For that same area, he asked that the staff begin preparing the necessary background materials for establishing a Special Use District.

CONSIDERATION OF RESOLUTION ENDORSING HOUSING IMPROVEMENTS PROGRAMS IN HAYES VALLEY AND BAYVIEW.

George Williams of the Planning Staff reviewed the proposed residential rehabilitation program for the two areas, noting that in these two communities the lack of support indicated that the RAP program which has been successful in other areas would not succeed here, thus, an alternative. The Housing Improvement Program (HIP), was being recommended. Although there were similarities between RAP and HIP, participation in the latter program would be voluntary on the part of the property owner rather than mandatory, and even after a no-fee building inspection, which is applicable to one and/or two unit buildings only, the owner would not be required to bring his building up to code standards. Following discussion of other aspects of the program which were concerned with financial assistance, rent control, neighborhood public improvements, community participation, etc., it was moved by Commissioner Christensen, seconded by Commissioner Rosenblatt and unanimously carried that resolution No. 8349, endorsing the Housing Improvement Program for the Hayer Valley and Bayview areas by approved.

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CA69.ns2 - CERTIFICATE OF APPROPRIATENESS TO ENLARGE EXISTING STRUCTURE ON A DESIGNATED LANDMARK SITE, CONSTRUCTION OF A GREENHOUSE-TYPE STRUCTURE SIX FEET BY FORTY FEET, ON A TERRACE OF MODESTO LANZONE'S IN GHIRARDELLI SQUARE, 900 NORTH POINT STREET, ASSESSOR'S BLOCK 452, PORTION OF LOT 1.

Edward Michael, Acting Secretary, summarized the application, noting that the Landmarks Preservation Advisory Board had unanimously recommended approval of the plans being displayed before the Commission. It was moved by Commissioner Christensen, seconded by Commissioner Nakashima add unanimously carried that Resolution No. 8350, approving CA70.ns2, which authorizes the work proposed by Building Permit Application 7905323, be approved.

CA79.ns6 - CERTIFICATE OF APPROPRIATENESS TO ERECT A GREENHOUSE-TYPE STRUCTURE IN THE CANNERY COURTYARD, 2801 LEAVENWORTH AND 680 BEACH STREETS, ASSESSOR'S BLOCK 10, PORTIONS OF LOTS 1 AND 2.

The Acting Secretary made the presentation of the proposal to the Commission. He noted that while The Cannery is not a designated landmark, a portion of its courtyard occupies part of the premises of its neighbor, Wharfside or Haslett Warehouse, which is a designated landmark, and part of the proposed structure is on Wharfside property.

The Commission was advised that the Landmarks Preservation Advisory Board had recommended approval of the proposal subject to the exterior color treatment and signs being reviewed by the Advisory Board and approved by the Director of Planning.

Mr. Robert Simpson of Turnbull Associates architects for the proposals was present to represent the applicant.

It was moved by Commissioner Mignola, seconded by Commissioner Starbuck and unanimously carried that Resolution No. 8351, approving CA79.ns6, which authorizes the work proposed by Building Permit Application 7905323, be approved.

RS79.55 - REVIEW FOR CONSISTENCY WITH THE MATTER PLAN OF AN EIGHT-LOT SUBDIVISION AT SOUTHWEST SIDE OF GENEVA AVENUE OPPOSITE BROOKDALE AVENUE, LOTS 4, 6, 7, 8 AND A PORTION OF LOT 9 IN ASSESSOR'S BLOCK 6423.

Mr. Joseph Fitzpatrick of the Department staff explained the proposal and noted that the lot pattern would be similar to the existing neighborhood pattern and otherwise consistent with the intentions of the Master Plan.

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It was moved by Commissioner Starbuck, seconded by Commissioner Nakashima and unanimously carried that Resolution No. 8352, finding that the proposal was consistent with the Master Plan be approved contingent that:

- 1) The sales program for houses in the subdivision shall promote affirmative action in housing, and
- 2) The subdivider shall provide for installation and maintenance of street trees upon construction on the site.

The Commission recessed from 2:15 to 2:30 p.m.

R78.38 - SALE OF CITY PROPERTY ON THE SOUTHEAST SIDE OF ARLINGTON STREET, 156 FEET NORTHEAST OF MIGUEL STREET, LOT 23 IN ASSESSOR'S BLOCK 6689.

A neighborhood resident, Ruth Gravanis stated that nearby residents had not received adequate notice of this proposal and that she felt the parcel had potential as a mini-park and asked postponement of consideration. In the discussion which followed, Mr. Passmore stated that the Recreation and Park Department does not want the site for a park. He said that the monetary considerations aside, i.e., whether it was more or less costly to the City to have the property used as open space for housing, the site is, nevertheless, a housing resource. While he had no objection to a continuance on this matter, he advised that there would not be department staff available to provide input into neighborhood efforts to establish the site as open space.

Commissioner Rosenblatt stated that he was sympathetic to desires of neighborhoods for open space but in reading the staff report, one note's the proximity of other parks to this area.

It was moved by Commissioner Mignola, seconded by Commissioner Nakashima and unanimously carried that the matter be continued to the meeting of October 4, 1979. Prior to leaving the room at 2:52 p.m., President Rosenblatt asked Commissioner Starbuck to assume the Chair.

RS79.10 - 16-UNIT CONDOMINIUM CONVERSION SUBDIVISION AT 2238 HYDE STREET, EAST SIDE BETWEEN LOMBARD AND GREENWICH STREETS, LOT 12 IN ASSESSOR'S BLOCK 71.

(Continued from the Meeting of July 19, 1979.)

Mr. Alec Bash of the Planning staff advised the Commission that the staff had not yet received verification of the required number of intents to purchase or lifetime leases and if these were not presen-

SUMMARY AND MINUTES OF THE REGULAR MEETING

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ted today, the Commission could either continue the matter or disapprove the request in that it did not meet the subdivision code.

Howard Ellman, attorney for the subdivider, said that the required intents to purchase, and lifetime leases had not been secured. He added that there are extremely difficult problems of interpretation with the subdivision ordinance.

In response to Commissioner Mignola, Mr. Bash stated that if the Commission were to deny the resubdivision, the applicant could appeal to the Board of Supervisors after the Director of Public Works makes his findings, nevertheless, the Supervisors would also be bound by the requirement of intents to purchase and lifetime leases provisions of the ordinance. Noting that Russ Raplin, attorney for the tenants, had stated that since the filing of the application, there had been rent increases, Mr. Bash stated that this was a violation of the code and would have to be rescinded before approval of the request for resubdivision.

Ray Taliaferro, a tenant, urged denial of the request.

After further discussion, Alec Bash read the following draft resolution:

SAN FRANCISCO
CITY PLANNING COMMISSION
RESOLUTION NO. 8353

WHEREAS, A Tentative Map for a 16-unit condominium conversion subdivision, dated January 1979, has been referred to the Department of City Planning for review as set forth in the subdivision code on the property described as follows:

2238 Hyde Street, East Side between Lombard and
Greenwich Streets, Lot 12 in Assessor's Block 71; and

WHEREAS, The Department of City Planning duly gave notice and on May 31, 1979, held a public hearing on this subdivision, which public hearing was continued to July 19, 1979 and then to August 16, 1979; and

WHEREAS, This conversion does not meet the requirements of Section 1388 of the subdivision Code, effective July 6, 1979, concerning tenant intent to purchase, despite a continuance of four weeks in order to allow the subdivider the opportunity to gain such tenant interest in the conversion with its related implications for the housing stock of the City and County of San Francisco, and

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WHEAREAS, There are various Master Plan policies which have not been demonstrated as met by this subdivision application;

THEREFORE BE IT RESOLVED, That the City Planning Commission doer hereby find that the subdivision as set forth in the Tentative Map submitted with Referral No. RS79.47 is not consistent with the Master Plan.

It was then moved by Commissioner Nakashima, seconded by Commissioner Christensen and unanimously carried that the above Resolution 8353 be adopted. Commissioner Rosenbaltt was absent.

Note: For the following two items, EE79.157 and EE79.156, a court reporter was present; the transcript is attached following page 8.

EE79.157 - CERTIFICATION OF FINAL ENVIRONMENTAL IMPACT REPORT AMENDMENT IN CONNECTION WITH EE75.304, WEST SIDE TRANSPORT/STORAGE PROJECT, WASTEWATER MANAGEMENT PROGRAM, UNDER THE UPPER GREAT HIGHWAY BETWEEN FULTON STREET AND APPROXIMATELY 1,000 FEET SOUTH OF SLOAT BOULEVARD AND UP TO 2,500 FEET EAST OF ZOO ROAD: COVERING CHANGE PROPOSED IN THE PROJECT AS A RESULT OF A DETERMINATION BY THE REGIONAL WATER QUALITY CONTROL BOARD TO ALLOW AN INCREASE IN THE AVERAGE NUMBER OF ANNUAL OVERFLOWS FROM 1 TO 8.

It was moved by Commissioner Starbuck, seconded by Commissioner Mignola and unanimously carried that Resolution No. 8354 be approved, certifying the completion of the Final Environmental Report Amendment dated August 16, 1979, concerning EE79.157 West Side Transport/Storage Project, Wastewater Management Program Implementation Project IX, and that it is adequate, accurate and objective in compliance with the California Environmental Quality Act and the State Guidelines, and additionally, the Commissioner finds that the project as proposed will not have a significant effect on the environment.

EE79.156 - CERTIFICATION OF FINAL ENVIRONMENTAL IMPACT REPORT AMENDMENT IN CONNECTION WITH EE75.179, SOUTHWEST OUTFALL PROJECT, WASTEWATER MANAGEMENT PROGRAM, AN OUTFALL FOR DISCHARGE OF TREATED EFFLUENT: PROPOSED FOR CONSTRUCTION IN A PORTION OF THE AREA BOUNDED BY SLOAT BOULEVARD, THE SAN FRANCISCO ZOO AND OCEAN BEACH IN ASSESSOR'S BLOCK 7281 AND IN OFFSHORE AREAS IN THE PACIFIC OCEAN EXTENDING IN A SOUTHWESTERLY DIRECTION, FROM A POINT ABOUT 2,500 FEET SOUTH OF THE INTERSECTION OF SLOAT AND THE UPPER GREAT HIGHWAY, FOR ABOUT FOUR MILES.

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It was moved by Commissioner Mignola, seconded by Commissioner Nakashima and unanimously carried that Resolution No. 8355 be approved certifying the completion of the Final Environmental Impact Report Amendment, dated August 16, 1979, concerning EE79.156 Southwest Ocean Ourfall Project, San Francisco, Wastewater Master Plan Implementation Program IV, and that it is adequate, accurate and objective in compliance with the California Environmental Quality Act and the State Guidelines, and, additionally, the Commission finds that the project as proposed will not have a significant effect on the environment.

The Commission resessed from 3:45 p.m. to 4:00 p.m.

CONSIDERATION OF DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATIONS NOS. 7905329 AND 7905330 FOR TWO DUPLEX BUILDINGS AT 4531-4533 AND 4535-4537 20TH STREET, LOTS 46 & 47 IN ASSESSOR'S BLOCK 2749.

Ms. Xandra Malandra of the department staff reviewed the proposal of Mr. Baldini, who was present with his architect, Phillip Copland.

Robert Davis, a resident of the immediate area, whose view would be adversely affected by the proposal, felt additionally the structures were inappropriate in that they were flat-roofed structures of six floors (according to his count), sandwiched between two Victorians with pitched roofs. Other testimony requesting discretionary action by the commission was given by Donald Cunningham and 411 Douglass Street and Stella DeBassio.

Photographs were submitted by the applicants and compared with other photos previously submitted by the architect and builder.

Alternate methods of mitigating neighborhood concerns were discussed by the Commission, the builder and the protestants.

With reference to continuing the matter for the sake of arriving at a comprise proposal, Mr. Baldini stated that particularly in these times of high interest rates and spiraling inflation, further delays would wipe him out financially.

After discussion it was moved by Commissioner Starbuck and seconded by Commissioner Nakashima that the Commission agree to submit Building Permit Applications Nos. 7905329 and 7905330 to the Discretionary Review Procedure.

Discussion then ensued regarding what might reasonably be expected to result from a hearing of that type with President Rosen-

SUMMARY AND MINUTES OF THE REGULAR MEETING

AUGUST 16, 1979

blatt noting that when discretionary review is undertaken it is done in the context that modifications to the proposal at hand will be realized. He continued that the Commission had three choices under such review: approve as submitted, approve with modifications, or deny the application. In the event of denial, the applicant could appeal the decision of the Commission to the Board of Permit Appeals.

Mr. Copland stated that modification of the type which would satisfy the appellants would add another six months to the building process, however, he felt that there was no way the buildings could be modified economically for current market conditions. He also said that he would eliminate the elevators in the buildings and this would result in the uppermost height of the buildings being reduced by four feet.

Mr. Copland said he was disturbed because although the buildings meet all code requirements, discretionary review in this situation implied that compliance with the code is not enough to secure a building permit.

After Board discussion, Commissioner Nakashima withdrew his second of Commissioner Starbuck's motion to undertake discretionary review. Commissioner Mignola then seconded the motion.

The Acting Director, when asked for his recommendation stated that to him it appeared that there was a substantial amount of view remaining for affected properties and in that the staff was very hard pressed with its current workload, it could contribute very little time to try to mitigate any adverse affects of the buildings or serve as liaison between the builder and the neighborhood.

Immediately prior to the question being called, Commissioner Rosenblatt stated that the Commission would be voting on the question of undertaking discretionary review with the understanding that there would be no elevators and thus no four-foot high penthouse for such. Mr. Baldini agreed that was his intent.

When the question was called there were two votes in favor of discretionary review and three opposed. Those voting in favor were Commissioners Starbuck and Mignola; opposed were Christensen, Nakashima and Rosenblatt.

It was then moved by Commissioner Christensen, seconded by Commissioner and unanimously carried that Resolution No. 8356 affirming the Preliminary Negative Declaration, amended to include reference to the photographs submitted by the appeal and on August 16, 1979, be approved.

The meeting was adjourned at 6:00 p.m.

Respectfully submitted

Edward N. Michael
Acting Secretary

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8/23/79

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY AND MINUTES
OF THE
REGULAR MEETING
HELD
THURSDAY, AUGUST 23, 1979
ROOM 282, CITY HALL
1:00 P.M.

DOCUMENTS DEPT.

JUN 9 1980

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The City Planning Commission met pursuant to notice on Thursday, August 23, 1979, at 1:00 p.m. in Room 282, City Hall.

PRESENT: Toby Rosenblatt, President; Susan J. Bierman, John Christensen, Joseph Mignola, Yoshio Nakashima and Charles Starbuck, members of the City Planning Commission.

ABSENT: Commissioner Ina F. Dearman.

The staff of the Department City Planning was represented by Robert Passmore, Acting Director of Planning; George Williams, Assistant Director of Planning; Wayne Rieke, Planner IV; Selina Bendix, Environmental Review Officer; Alec Bash, Planner IV; Marie Zeller, Planner IV and Lee Woods, Secretary.

Gerald Adams represented the San Francisco Examiner, Marshall Kilduff represented the San Francisco Chronicle, and Mike Mewhinney represented the San Francisco Progress.

APPROVAL OF MINUTES.

The Minutes of the Regular Meeting of July 5, 1979 were approved unanimously.

CURRENT MATTERS

A. Director's Report

CONSIDERATION OF A RESOLUTION AUTHORIZING THE DIRECTOR OF PLANNING TO ENTER INTO A CONTRACT WITH MICHAEL PAINTER AND ASSOCIATES TO PERFORM WORK RELATED TO THE GREAT HIGHWAY NORTH OF LINCOLN WAY AS A PART OF THE LOCAL COASTAL PROGRAM.

Robert Passmore, Assistant Director of Planning, indicated that a draft resolution was before the Commission.

Commissioner Christensen moved adoption of the draft resolution approving a contract for consultant services with Michael Painter. The motion was seconded by Commissioner Nakashima and approved unanimously as City Planning Commission resolution No. 3357.

Absent: Commissioners Dearman and Mignola.

SUMMARY AND MINUTES OF THE REGULAR MEETING -2- AUGUST 23, 1979

POLICY STATEMENT ESTABLISHING DISCRETIONARY REVIEW OF ALL PERMIT APPLICATIONS FOR THE NORTHEAST WATERFRONT SURVEY AREA.

Robert Passmore, Assistant Director of Planning, noted that the Discretionary Review Policy would relate to all non-maritime building permit applications. Mr. Passmore said that a recommended Development program and Proposed Design Guidelines and Development Standards had been developed for the Northeastern Waterfront Survey Area. These, he said, will be used as criteria for Discretionary Review.

Tom Yerkes, representing the Port of San Francisco, said that there were jurisdictional problems and that the matter should be continued.

Ben Flores, representing the City Attorney's Office, said that he had problems with the language of the draft resolution and urged continuance.

Mr. Passmore said that, regardless of the resolution, the Commission possessed the power of Discretionary Review.

Commissioner Bierman moved approval of the draft resolution containing the following "Resolved" clause.

"THEREFORE BE IT RESOLVED, That the City Planning Commission shall undertake to review all non-maritime projects involving permits required by the City for new buildings, expanding existing buildings or changes in occupancy of existing buildings and hereby establishes a policy of discretionary review of said building permit applications in the Northeastern Waterfront Survey Area as indicated on the attached map, using as criteria for such review the Development Program and Proposed Design Guidelines and Development Standards." The motion was seconded by Commissioner Starbuck and passed unanimously as City Planning Commission resolution No. 8358.

Absent: Commissioners Dearman and Mignola.

R78.6 - SALE OR LEASE OF PROPERTY AT HARNEY WAY AND BAYSHORE FREEWAY IN BRISBANE, SAN MATEO COUNTY.

Alec Bash, Planner IV, indicated that the Commission had, before it, a memorandum from the Acting Director, dated August 23, 1979. He said that the staff recommendation was that the matter be found not to be consistent with the Master Plan.

Commissioner Christensen moved that the Director be authorized to report that the matter is not in Conformity with the Master Plan. The motion was seconded by Commissioner Nakashima and passed unanimously.

Absent: Commissioners Dearman and Mignola.

SUMMARY AND MINUTES OF THE REGULAR MEETING -3- AUGUST 23, 1979

- R79.23 - REVOCABLE ENCROACHMENT PERMIT AT 370-380 MONTEREY BOULEVARD, NORTHSIDE BETWEEN DETROIT AND CONGO STREETS, TO OCCUPY PORTION OF SIDEWALK AREA WITH ELEVATOR STRUCTURES, STAIRWAYS, FENCES AND LANDSCAPING.

Alec Dash, Planner IV, noted that the Commission had, before it, a memorandum and addendum, from the Acting Director, dated August 23, 1979.

Mr. Bash said that the staff recommendation was that the Director be authorized to report that the granting of a revocable encroachment permit for the sidewalk area in front of 370-380 Monterey Boulevard for stairways and fences and landscaping, generally as indicated on plans prepared by Fook Z. Lee for "Proposed New Stairs @ Main Entrances & New Concrete Block Wall Along Planting Areas, 370 & 380 Monterey Blvd.", dated April 23, 1979, is in conformity with the Master Plan; the provision of elevator structures within this area, however, is not in conformity with the Master Plan, as they represent a substantial, relatively permanent obtrusion into the public right-of-way, not in character with neighboring properties.

Joseph Hanley, representing Mr. Occhipinti, said that Mr. Occhipinti thought that he had secured the necessary approvals including that of the Arts Commission. Mr. Hanley said that Mr. Occhipinti had assumed that everything was okay.

Mr. Bash restated the staff recommendation.

Commissioner Christensen moved approval of the staff recommendation. The motion was seconded by Commissioner Nakashima and passed unanimously.

Absent: Commissioners Dearman and Mignola.

- R79.7 - USE OF SURPLUS FIRE HOUSE AT 1249 CLAYTON STREET, NORTHWEST CORNER AT CARMEL STREET, LOT 9 IN ASSESSOR'S BLOCK 1292, FOR A SHERIFF'S DEPARTMENT WORK FURLOUGH FACILITY FOR 15 TO 20 WOMEN, IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

(Previously calendared for Commission action August 2, 1979 and continued indefinitely at request of applicant)

Alec Bash, Planner IV, indicated that, by letter, the Sheriff's department had withdrawn its request and that the matter was not before the Commission.

SUMMARY AND MINUTES OF THE REGULAR MEETING -4- AUGUST 23, 1979

CU78.34 - REQUEST FOR AUTHORIZATION OF A MODIFICATION OF AN EXISTING CONDITIONAL USE AT CHILDREN'S HOSPITAL, 3700 CALIFORNIA STREET, THE BLOCK BOUNDED BY CALIFORNIA, CHERRY, SACRAMENTO AND MAPLE STREETS IN RH-2 (RESIDENTIAL, HOUSE, TWO-FAMILY) AND RM-2 (MIXED RESIDENTIAL, MODERATE DENSITY) DISTRICTS ON ASSESSOR'S BLOCK 1016; FOR A FOUR-PHASE REMODELING AND RECONSTRUCTION PROJECT IN WHICH THE REPLACEMENT BUILDING WOULD EXCEED THE 110 FOOT MAXIMUM LENGTH AND THE 140 FOOT MAXIMUM DIAGONAL DIMENSION FOR THAT PART OF THE BUILDING WHICH EXCEEDS 65 FEET IN HEIGHT IN AN 80-E HEIGHT AND BULK DISTRICT AND A PLANNED UNIT DEVELOPMENT TO AUTHORIZE A FLOOR AREA RATIO IN EXCESS OF THE 1.8 TO ONE PERMITTED AND REAR YARDS SMALLER THAN OTHERWISE REQUIRED IN AN RH-2 (HOUSE, TWO-FAMILY) AND RM-2 (MIXED RESIDENTIAL, MODERATE DENSITY) DISTRICTS.

Richard Sklar, General Manager of Public Utilities and Ex-Officio member of the City Planning Commission was present for this public hearing.

A case report was available and was summarized by Robert Passmore, Acting Director of Planning.

After public testimony and discussion by the Commission, Commissioner Sklar moved that the matter be Continued, to provide for additional time for discussion between Children's Hospital, the Health Systems Agency and Department of City Planning staff, to September 6, 1979. The motion was seconded by Commissioner Nakashima and passed unanimously.

Absent: Commissioner Dearman

NOTE: A Certified Court Reporter was present. An official transcript was made and is available, for reference purposes in the file of the Department City Planning.

EE79.236 - APPEAL OF ENVIRONMENTAL IMPACT REPORT REQUIREMENT FOR A 18-STORY BUILDING, 100 MISSION STREET, LOT 1 IN ASSESSOR'S BLOCK 3717.

Robert Passmore, Acting Director of Planning, indicated that the appellant had requested a postponement of thirty days. The staff, he said, recommend the postponement.

Commissioner Bierman moved approval of the staff recommendation for postponement. The motion was seconded by Commissioner Nakashima and passed unanimously.

Absent: Commissioner Dearman.

SUMMARY AND MINUTES OF THE REGULAR MEETING -5- AUGUST 23, 1979

EE76.389 - CONSIDERATION OF CERTIFICATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE SOUTHWEST WATER POLLUTION CONTROL PLANTS; 43-ACRE AREA GENERALLY BOUNDED BY ROAD AND THE SAN FRANCISCO ZOO ON THE NORTH, SKYLINE BOULEVARD ON THE EAST, THE GREAT HIGHWAY EXTENSION AND FORT FUNSTON TO THE SOUTH, AND THE GREAT HIGHWAY EXTENSION ON THE WEST; PORTIONS OF ASSESSOR'S BLOCKS 7281 AND 7282; CONSTRUCTION OF SEWAGE TREATMENT PLANT FOR WESTSIDE DRY WEATHER FLOWS AND CITY-WIDE WET WEATHER FLOWS.

Selina Bendix, Environmental Review Officer, said that the staff recommendation was to certify the final Environmental Impact Report.

Commissioner Nakashima moved approval of the staff recommendation. The motion was seconded by Commissioner Mignola and passed unanimously as City Planning Commission resolution 8359.

Absent: Commissioner Dearman. Abstained: Commissioner Sklar.

DR79.14 - CONSIDERATION OF DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NOS. 7900959, 7900960, AND 7900961 TO BUILD THREE TWO-FAMILY DWELLING UNITS AND SUBDIVIDE A LOT IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT WHICH HAS BEEN DESIGNATED FOR PURCHASE BY THE CITY WITH OPEN SPACE ACQUISITION (PROPOSITION J) FUNDS; 100-122 CORWIN STREET NEAR ACME ALLEY, LOT 8 IN ASSESSOR'S BLOCK 2714.

Robert Passmore, Acting Director, indicated that the Applicant was requesting a continuance. The staff recommendation, he said, is that the matter be continued to October 11, 1979.

Commissioner Starbuck moved approval of the staff recommendation for continuance. The motion was seconded by Commissioner Mignola and passed unanimously.

Absent: Commissioners Dearman and Sklar.

DR79.15 - CONSIDERATION OF DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NOS. 7903527, 7903528 and 7903529 TO BUILD THREE TWO-FAMILY DWELLING UNITS AND TO DEMOLISH TWO BUILDINGS WITH THREE DWELLING UNITS AND TWO GARAGES FOR FOUR CARS IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT; 1375-1379 - 47TH AVENUE BETWEEN IRVING AND JUDAH STREETS, LOTS 10A AND 11 IN ASSESSOR'S BLOCK 1802.

President Rosenblatt indicated that the applicant had requested a continuance to September 6, 1979.

SUMMARY AND MINUTES OF THE REGULAR MEETING -6- AUGUST 23, 1979

Commissioner Bierman moved that the matter be continued to September 6, 1979.

The motion was seconded by Commissioner Mignola and passed unanimously.

Absent: Commissioners Dearman and Sklar.

The meeting was adjourned at 8:30 P.M.

Respectfully Submitted

Lee Woods
Secretary

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CSS

#21

8/30/79

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
THURSDAY
AUGUST 30, 1979
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

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PRESENT: Commissioners Bierman, Mignola, Dearman, Nakashima, and Starbuck.

ABSENT: Commissioner Sklar

1:30 P.M.

1. Current Matters

A. Director's Report

Resolution authorizing the Director of Planning to amend the contract with Sedway-Cooke to add an amount not to exceed \$6,000 for work in connection with the Downtown Conservation and Development Study.

Approved as Amendment Resolution 8362 Vote 5-1

Voting yes: Commissioners Bierman, Mignola, Dearman, Nakashima. Voting no: Commissioner Starbuck. Absent: Commissioner Sklar.

B. Commissioners' Questions and Matters

2:00 P.M.

2. EE79.248 - Appeal of Negative Declaration for one single-family dwelling; HOLLADAY AVENUE AND JOY STREET, Lot 2 in Assessor's Block 5577; two stories above garage, two parking spaces, requiring Building Permit Application No. 7805852.

Appeal withdrawn. No Action taken.

3. EE79.250 - Appeal of Negative Declaration for LURMONT TERRACE CONDOMINIUMS; 2229-2231 LEAVENWORTH STREET, 1033-1037 AND 1065-1067 LOMBARD STREET AND 44 LURMONT TERRACE, Lots 4, 21A and 25-28 in Assessor's Block 71; 18 units: 11 newly constructed units, 6 floors, conversion of 3 unit apartment building to 4 condominium units and retention of existing 3 unit building, 26 parking spaces and demolition of 2 unit apartment building, 8-car carport and cottage, requiring variance and conditional use authorization (CU79.53).

Approved Resolution 8360 Vote 4-2

To require that an Environmental Impact Report be prepared.

SUMMARIES

-2-

Voting yes: Commissioners Bierman, Dearman, Mignola and Starbuck. Voting no: Commissioners Rosenblatt and Nakashima.

Absent: Commissioner Sklar

Note: At the Conclusion of the Commission's Consideration of item no. 3 (EE79.250), the meeting will recess and immediately reconvene in the Chambers of the Board of Supervisors in City Hall.

At 5:00 p.m., the meeting will recess again and reconvene at 7:00 p.m. in the Chambers of the Board of Supervisors in City Hall.

3:30 P.M.

4. EE78.178 - Consideration of certification of Final Environmental Impact Report for the proposed OCEAN BEACH PARK ESTATES (at Playland-at-the-Beach); In the area generally bounded by Sutro Heights Park, Balboa Street, La Playa, Fulton Street and the Great Highway; all of Assessor's Blocks 1592, 1595 and 1692 and Lots 19, 25, and 35 in Assessor's Block 1596; for a Planned Unit Development consisting of four parcels with about 10 acres.

Approved Resolution 8361 Vote 6-0

Absent: Commissioner Sklar

5. Consideration of Issue No. 5, the "Playland Site, " as a part of the Local Coastal Program, pursuant to the requirements of the California Coastal Act of 1976.

Approved Resolution 8363 Vote 6-0

Absent: Commissioner Sklar

6. ZM79.44 - Request for reclassification of property located EAST AND WEST OF LA PLAYA, NORTH OF CABRILLO STREET, a portion of Lot 1 in Assessor's Block 1592, a portion of Lots 1 and 2 in Block 1595, and Lots 19 and 25 in Block 1596, from an RM-2 (House, Two-Family) to an RM-1 (Mixed Residential, Low Density) District.

Approved Resolution 8364 Vote 6-0

Absent: Commissioner Sklar

7. CU78.32 - Request for authorization of conditional use for a planned unit development generally on the THREE AND ONE-HALF BLOCK AREA FORMERLY OCCUPIED BY PLAYLAND-AT-THE-BEACH AMUSEMENT PARK, all of Assessor's Blocks

SUMMARIES

1592, 1595, and 1692, Lots 19, 25, 35 in Block 1596, to allow EXCEPTIONS TO THE REAR YARD AND DENSITY PROVISIONS of the San Francisco City Planning Code, to allow development of up to 616 UNITS OF HOUSING FOR FAMILIES AND 20 UNITS FOR ELDERLY with approximately 28,000 square feet of recreation and 50,000 square feet of commercial facilities in RH-2 (House, Two-Family), RM-1 (Mixed Residential, Low Density) and C-1 (Neighborhood Shopping) Districts.

Approved with Condition Resolution 8365 Vote 6-0

Consent: Commissioner Sklar

8. Revocable Encroachment Permit for closing and use of LA PLAYA STREET between Balboa and Cabrillo Streets.

Passed a motion of intent to approve and authorized the Director of Planning to treat Administrative formal referral when received by the Department.

Vote 6-0. Absent: Commissioner Sklar

9. Revocable Encroachment Permit for use of CABRILLO STREET between La Playa Street and the Great Highway.

Passed a motion of intent to approve and authorized the Director of Planning to treat Administrative formal referral when received by the Department.

Vote 6-0. Absent: Commissioner Sklar

10. Sale or Lease of Property at LA PLAYA STREET AND BALBOA STREETS, existing MUNI turnaround.

Passed a motion of intent to approve and authorized the Director of Planning to treat Administrative formal referral when received by the Department.

Vote 6-0. Absent: Commissioner Sklar

Adjournment.

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#21

9/13/79

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SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
THURSDAY
SEPTEMBER 13, 1979
ROOM 282, CITY HALL
1:30 P.M.

PRESENT: Commissioners Bierman, Christensen, Mignola, Dearman,
Nakashima, Rosenblatt, and Starbuck.

1:30 P.M.

1. Current Matters

A. Director's Report

Consideration of a Resolution for the authorization of conditional use at 2518 JACKSON STREET, north side between Steiner and Pierce Streets, Lot 6 in Assessor's Block 586, to consider ESTABLISHMENT OF CONDITIONS OF OPERATION for an automatic conditional use for the DREW SCHOOL AND J.F.K. UNIVERSITY, in an RH-1 (House, One-Family) district.

Approved Resolution 8372 Vote 4-3
Voting yes: Commissioner Bierman, Dearman, Nakashima and Mignola. Voting no: Commissioner Christensen, Rosenblatt and Starbuck.

Consideration of a resolution to establish a policy of discretionary review of all applications for new, enlarged or modified buildings and all new, expanded or converted uses on property within the following commercial districts proposed by the Board of Supervisors for reclassification to RC (Residential-Commercial Combined) districts:

1. 24th Street between Valencia and Potrero
2. Sacramento Street between Lyon and Spruce
3. Haight Street between Central and Stanyan
4. Castro Street between 19th and Market;
18th Street between Diamond and Hartford;
19th Street between Castro and Collingwood
5. Market Street between Castro and Valencia
6. Valencia Street between 14th and Army

and, in addition, to hold discretionary review as listed above on the following streets for which moratoriums have been proposed for certain uses:

1. 24th Street, Diamond to Chattanooga
2. Fillmore Street, Bush to Jackson;

SUMMARIES

SEPTEMBER 13, 1979

California Street, Steiner to Fillmore;
Pine Street, Steiner to Fillmore;
Bush Street, Steiner to Fillmore.

as shown on maps on file and available at the City Planning Department.

Approved Resolution 3371 Vote 7-0

B. Commissioners' Questions and Matters

Commissioner Nakashima asked and was told that the Commission had no jurisdiction over the proposed PG&E power plant on Potrero Hill.

Commissioner Starbuck requested and the Commission agreed to have the staff make a status report on the Pier 39 Conditional Use.

Commissioner Starbuck requested and the Commission agreed unanimously, by motion, that the staff would send a letter to the Bureau of Permit Appeals indicating that it was not the Commission's intent, in a previous action, to grant Conditional Use Authorization for an all-night cabaret at 19th Avenue and Lincoln Way.

Commissioner Starbuck asked if the billboard, in the parking lot at Arguello Street and Geary Boulevard, would be removed.

Commissioner Starbuck noted that the San Francisco International Airport proposed additional runway extensions requiring additional bay-fill.

2:00 P.M.

2. CU79.62 (DR) - 2095 UNION STREET, southeast corner at Webster Street; Lot 15A in Assessor's Block 541; proposal to expand an existing branch bank into offices existing on the second floor within the proposed Union Street Special Use District.

Approved Resolution 3373 Vote 4-3
Voting yes: Commissioner Christensen, Bierman,
Nakashima and Rosenblatt. Voting no: Commissioner
Dearman, Mignola and Starbuck.

SUMMARIES

3. CA78.31 - Application for a Certificate of Appropriateness at 1265 BATTERY STREET, Southwest corner of Greenwich Street (Italian Swiss Colony Building), in Assessor's Block 84, on a portion of Lot 1, for changes to the building, a designated landmark, consisting of a glass pavilion to be added to the South side of the building, and rehabilitation of other parts of the building, an amendment of a previously-authorized Certificate of Appropriateness.

Passed motion to continue to September 20, 1979.
Vote 7-0

4. R79.45 - Reduction of sidewalk on the North side of UNION STREET between SANSOME STREET and BATTERY STREET (Levi's Plaza).

Passed motion to authorize the Director to Report that the matter is in conformity with the Master Plan.
Vote 6-1. Voting yes: Commissioner Bierman, Christensen, Dearman, Mignola, Nakashima and Rosenblatt.
Voting no: Commissioner Starbuck.

3:00 P.M.

5. DR79.17 - Consideration of Discretionary Review of building permit application No. 7907427 to remodel an existing ground story commercial space for the offices of a savings and loan association in a C-2 (Community Business) district at 835 KEARNY STREET between Jackson and Washington Street; Lot 3 in Assessor's Block 194.

Passed motion to take Discretionary Review. Vote 7-0

6. DR79.17 - Discretionary Review of building permit application No. 7907427 to remodel an existing ground story commercial space for the offices of a savings and loan association in a C-2 (Community Business) district at 835 KEARNY STREET between Jackson and Washington Street; Lot 3 in Assessor's Block 194.

Approved Resolution 8374 Vote 6-1

Voting yes: Commissioner Bierman, Christensen, Mignola Nakashima and Rosenblatt. Voting no: Commissioner Starbuck.

SUMMARIES

3:30 P.M.

7. DR79.15 - Consideration of Discretionary Review of Building Permit Application NOS. 7903527, 7903528, and 7903529 to build three two-family dwelling units and to demolish two buildings with three dwelling units and two garages for four cars in an RH-2 (House, Two-Family) district; 1375-1379 - 47TH AVENUE between Irving and Judah Streets, Lots 10A and 11 in Assessor's Block 1802.

Passed motion to take Discretionary Review. Vote 7-0

8. DR79.15 - Discretionary Review of Building Permit Application NOS. 7903527, 7903528 and 7903529 to build three two-family dwelling units and to demolish two buildings with three dwelling units and two garages for four cars in an RH-2 (House, Two-Family) district; 1375-1379 - 47TH AVENUE between Irving and Judah Streets, Lots 10A and 11 in Assessor's Block 1802.

Passed motion to continue to September 20, 1979.
Vote 6-0. Absent: Commissioner Dearman

Adjournment. 6:15 p.m.

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SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
THURSDAY
SEPTEMBER 20, 1979
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

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PRESENT: Commissioners Bierman, Christensen, Dearman, Mignola, Nakashima, Rosenblatt and Starbuck.

Approval of Minutes

The Minutes of the Regular Meetings of July 26, 1979 and August 23, 1979 were approved unanimously.

1:30 P.M.

I. Current Matters

A. Director's Report

Status Report on the Downtown Conservation and Development Study.

No Action taken.

B. Commissioners' Questions and Matters

Commissioner Starbuck noted that Glide Church had purchased a lot at 6th and Minna Streets. It proposes the development of a mini-park and will need a reclassification, in the future, he said.

A resolution, introduced by Commissioner Nakashima, urging the development of a mandatory vehicle emission inspection program, was continued for one week.

2:00 P.M.

2. LM78.14 - Consideration of Rincon Annex Post Office; Mission and Spear Streets; Lot 1 in Assessor's Block 3716, for Designation of Building and site as a Landmark.

Approved

Resolution 8375

Vote 7-0

3. LM78.4 - Consideration of Main Street Planing Mill; 115 Main Street; Lot 13 in Assessor's Block 3717, for Designation of building and site as a Landmark.

Item withdrawn - No Action taken.

4. LM78.3 - Consideration of State Armory and Arsenal; 1800 Mission Street; Lot 1 in Assessor's Block 3547, for Designation of Building and site as a Landmark.

Approved

Resolution 8376

Vote 6-0

Absent: Commissioner Christensen

2:30 P.M.

5. CA78.31 - Application for a Certificate of Appropriateness at 1265 BATTERY STREET, Southwest corner of Greenwich Street (Italian Swiss Colony Building), in Assessor's Block 84, on a portion of Lot 1, for changes to the building, a designated landmark, consisting of a glass pavilion to be added to the South Side of the building, and rehabilitation of other parts of the building, an amendment of a previously-authorized Certificate of Appropriateness.

(Continued from the meeting of September 13, 1979)

Approved with conditions Resolution 8377 Vote 7-0

3:00 P.M.

6. EE79.184 - Appeal of the Environmental Impact Report requirement for the proposed Greyhound Bus Terminal; 1104-1164 Mission Street & 70-98 7th Street. Lot 29-39 in Assessor's Block 3702, approximately 81,000 square feet of enclosed area containing passenger lobby/circulation/ticketing & package express facility; restaurant, retail facilities; offices & drivers' rest areas; 49 parking spaces and 27 bus spaces; demolition of existing package express facility, vacant Atlanta Hotel & electrical supply building, requiring Conditional Use Authorization CU79.55.

Passed motion to continue to October 11, 1979.

3:30 P.M.

7. DR79.12 - Consideration of Discretionary Review of Building Permit Application No. 7713422 for the Revised Proposed Pacific Gateway Office Tower; 30-Story Office Building on MISSION STREET between MAIN and BEALE STREETS.

Passed Motion to take Discretionary Review

Vote 5-0

Absent: Commissioners Dearman and Mignola.

8. DR79.12 - Discretionary Review of Building Permit Application No. 7713422 for the Revised Proposed Pacific Gateway Office Tower; 30-Story Office Building on MISSION STREET between MAIN and BEALE STREETS.

Approved with conditions Resolution 8378 Vote 4-2

Voting yes: Commissioners Christensen, Mignola, Nakashima and Rosenblatt.

Voting no: Commissioners Bierman and Starbuck.

Absent: Commissioner Dearman.

4:00 P.M.

9. DR79.15 - Discretionary Review of Building Permit Application Nos. 7903527, 7903528 and 7903529 to build three two-family dwelling units and to demolish two buildings with three dwelling units and two garages for four cars in an RH-2 (House, Two-Family) district; 1375-1379 - 47TH AVENUE between Irving and Judah Streets, Lots 10A and 11 in Assessor's Block 1802.

(Continued from the meeting of September 13, 1979)

Approved with Condition Resolution 8379 Vote 3-2

Voting yes: Commissioners Mignola, Nakashima and Rosenblatt.

Voting no: Commissioners Bierman and Starbuck.

Absent: Commissioners Dearman and Christensen.

Adjournment.

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#21
9/27/79

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
THURSDAY
SEPTEMBER 27, 1979
ROOM 282, CITY HALL
1:30 P.M.

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PRESENT: Commissioners Christensen, Dearman, Mignola, Nakashima, Rosenblatt and Starbuck.

ABSENT: Commissioner Bierman

Approval of Minutes

The Minutes of the Regular Meeting of August 16, 1979 were approved unanimously.

1:30 P.M.

1. Current Matters

A. Director's Report

Status Report on the Conditional Use Authorization for the North Point Pier Project (Pier 39).

Passed motion
Approving the terms of a letter related to the existing Conditional Use Authorization and possible future Conditional Use Applications for the North Point Pier Project and directed to Mr. Warren Simmons. Vote 6-0

B. Commissioners' Questions and Matters

Consideration of a resolution urging all San Francisco Legislators to press for prompt state implementation of vehicle emission inspection program.

Approved Resolution 3380 Vote 5-1

Voting yes: Commissioners Christensen, Dearman, Nakashima, Rosenblatt and Starbuck.
Voting no: Commissioner Mignola.
Absent: Commissioner Bierman.

2:00 P.M.

2. Informational Presentation by the San Francisco Chamber of Commerce on recommendations for high-rise building regulations and transportation.

No Action taken.

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10/4/79

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
THURSDAY
OCTOBER 4, 1979
ROOM 282, CITY HALL
1:30 P.M.

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PRESENT: Commissioners Bierman, Christensen, Dearman, Mignola, Nakashima, Rosenblatt and Starbuck.

Approval of Minutes

Minutes of the Regular Meeting of September 13, 1979, were unanimously approved.

1:30 P.M.

1. Current Matters

A. Director's Report

Robert Passmore, Assistant Director of Planning-Implementation, indicated that Steve Farrand, an attorney representing the project sponsor of the proposed Ocean Beach Estates, wished to address the Commission. With respect to Condition No. 14 of the Conditional Use Authorization for the proposed Ocean Beach Estates project, Mr. Farrand asked if it had been the Commission's intent to retain the condition. Further, he said that it was now the project sponsor's intent to drop the proposed swimming pool from the proposal and to make the recreation facility a private, commercial health club without memberships. The pool, he said, has caused controversy, and it would be very expensive to build.

After some discussion, the Commission agreed that it concurred with the applicant's wish to delete the swimming pool from the proposal and Commissioner Nakashima moved that it had not been the Commission's intent to include Condition No. 14 in the resolution approving Conditional Use Authorization for the proposed Ocean Beach Estates project. The motion was seconded by Commissioner Bierman and passed unanimously.

Rai Y. Okamoto, Director of Planning, said that, at the next Commission meeting, there would be a presentation of the consultant's report of the Downtown Conservation and Development Study. It is possible also that we would bring recommendations, he said.

Commissioner Starbuck asked that the Commission take no action on recommendations related to the consultant's report. I'll be absent, he said. Also, he asked that proponents of Proposition "O" be given time to present their views, to the Commission, on conservation and development in the Downtown area. The Commission agreed to Commissioner Starbuck's request.

CONSIDERATION OF A RESOLUTION ENCOURAGING THE FIRE COMMISSION AND THE DEPARTMENT OF PUBLIC WORKS TO REMOVE THE RESTRICTION ON BUILDING WOOD FRAME HOUSING WITHIN THE FIRE ZONE.

Approved Resolution 8382. Vote 7-0

EB. Commissioners' Questions and Matters

2:00 P.M.

2. R78.38 - SALE OF PROPERTY OF SOUTHEAST SIDE OF ARLINGTON STREET, 156 FEET, NORTHEAST OF MIGUEL STREET, LOT 23 IN ASSESSOR'S BLOCK 6689.

Passed motion to continue indefinitely. Vote 7-0

3. CU79.50 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 2222 19TH AVENUE, EAST SIDE BETWEEN RIVERA AND SANTIAGO STREETS, LOT 6 IN ASSESSOR'S BLOCK 2331, FOR REMOVAL OF TERMINATION DATE OF A NON-CONFORMING USE OFFICE BUILDING ON A LOT WITH AN AREA EXCEEDING 10,000 SQUARE FEET, IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

Note: This Application has been withdrawn by the Applicant.

No Action taken.

4. ZM79.22 - REQUEST FOR RECLASSIFICATION OF PROPERTY AT 327 3RD AVENUE, WEST SIDE BETWEEN CLEMENT STREET AND GEARY BOULEVARD, LOTS 2 AND 3 IN ASSESSOR'S BLOCK 1435, FROM AN RM-1 (MIXED RESIDENTIAL, LOW DENSITY) TO A C-2 (COMMUNITY BUSINESS) DISTRICT.

Disapproved Resolution 8383. Vote 7-0

2:30 P.M.

5. CU79.52 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 501-503 DOLORES STREET, SOUTHEAST CORNER AT 18TH STREET, LOT 46 IN ASSESSOR'S BLOCK 3587, FOR LAW OFFICES ABOVE THE GROUND STORY, IN AN RC-1 (RESIDENTIAL-COMMERCIAL COMBINED, LOW DENSITY) DISTRICT.

Approved Resolution 8384. 7-0.

6. CU79.54(DR) - REQUEST FOR AUTHORIZATION OF DISCRETIONARY REVIEW IN LIEU OF CONDITIONAL USE AT 4241-47 18TH STREET, SOUTH SIDE BETWEEN DIAMOND AND COLLINGWOOD STREETS, LOT 37 IN ASSESSOR'S BLOCK 2694, FOR PROFESSIONAL OFFICES ABOVE THE GROUND STORY, IN A C-2 (COMMUNITY BUSINESS) DISTRICT INITIATED BY THE BOARD OF SUPERVISORS FOR AN RC-1 (RESIDENTIAL-COMMERCIAL, COMBINED, LOW DENSITY) DISTRICT.

Disapproved Resolution 8385. Vote 7-0

3:00 P.M.

7. CU79.58(DR) - REQUEST FOR AUTHORIZATION OF DISCRETIONARY REVIEW IN LIEU OF CONDITIONAL USE AT 3500 ARMY STREET, NORTH SIDE INCLUDING FRONTAGE ON THE WEST SIDE OF VALENCIA STREET AND THE SOUTH SIDE OF 26TH STREET, LOT 29 IN ASSESSOR'S BLOCK 6568, FOR AN OFFICE ADDITION, BOWLING ALLEY AND CHAPEL ABOVE THE GROUND STORY, IN A C-2 (COMMUNITY BUSINESS) DISTRICT INITIATED BY THE BOARD OF SUPERVISORS FOR AN RC-1 (RESIDENTIAL-COMMERCIAL COMBINED LOW DENSITY) DISTRICT.

Approved Resolution 8386. 7-0.

OCTOBER 4, 1979

8. CU79.59 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 2425 MARKET STREET, SOUTH SIDE BETWEEN CASTRO AND COLLINGWOOD STREETS, LOT 29 AND 32 IN ASSESSOR'S BLOCK 2647, FOR 12 DWELLING UNITS ON A LOT WITH AN AREA OF 12,500 SQUARE FEET, WHEN DWELLINGS OF MORE THAN THREE UNITS, BUT HAVING A DENSITY NOT EXCEEDING ONE DWELLING UNIT FOR EACH 1,000 SQUARE FEET OF LOT AREA MAY BE AUTHORIZED AS A CONDITIONAL USE IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.

Approved Resolution 8387. Vote 7-0.

3:30 P.M.

9. CA79.ns3 - APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS IN THE JACKSON SQUARE HISTORIC DISTRICT, AT THE NORTH-WEST CORNER OF SANSOME AND WASHINGTON STREETS, LOTS 4 AND 6 IN ASSESSOR'S BLOCK 196, TO REMOVE AN EXISTING SMALL STRUCTURE AND TO CONSTRUCT A MULTI-STORY RETAIL AND OFFICE STRUCTURE; SAID APPLICATION FILED IN CONJUNCTION WITH CU79.49.

Approved Resolution 8388. Vote 6-1.

No: Starbuck

10. CU79.49 - APPLICATION FOR A CONDITIONAL USE AT THE NORTHWEST CORNER OF SANSOME AND WASHINGTON STREETS, LOT 4 AND 6 IN ASSESSOR'S BLOCK 196, IN ACCORDANCE WITH PROVISIONS OF SECTION 263.1 (SPECIAL EXCEPTIONS: SOUTHERN EDGE OF JACKSON SQUARE) OF THE CITY PLANNING CODE, FOR A STRUCTURE 110 FEET HIGH IN A 65-D-2 DISTRICT. THE HEIGHT LIMIT FOR THIS DISTRICT IS 65 FEET WITH THE CITY PLANNING COMMISSION AUTHORIZED TO GRANT EXCEPTIONS UP TO 200 FEET. IN ADDITION TO THE FOREGOING AND UNDER THE PROVISIONS OF SECTION 271 OF THE CITY PLANNING CODE, THE APPLICANT REQUESTS CONDITIONAL USE AUTHORIZATION TO CONSTRUCT THE AFOREMENTIONED BUILDING WITH A MAXIMUM HORIZONTAL LENGTH OF 130 FEET AND A MAXIMUM DIAGONAL DIMENSION OF 185 FEET WHEREAS TABLE 7 OF THE CITY PLANNING CODE LIMITS THESE DIMENSIONS TO 110 AND 140 FEET RESPECTIVELY.

Approved Resolution 8389. Vote 6-1.

No: Starbuck

OCTOBER 4, 1979

4:00 P.M.

11. CU79.56 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 1755 FILBERT STREET, SOUTH SIDE BETWEEN GOUGH AND OCTAVIA STREETS, LOT 20 IN ASSESSOR'S BLOCK 529, FOR A PLANNED UNIT DEVELOPMENT FOR 28 SWELLING UNITS WITH 42 PARKING SPACES, REQUIRING EXCEPTIONS FROM DENSITY AND OPEN SPACE STANDARDS OTHERWISE APPLICABLE IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.

Approved Resolution 8390. Vote 7-0

12. CU79.67 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 1255 SHAFTER AVENUE, SOUTHWEST SIDE BETWEEN HAWES AND INGALLS STREETS, LOT 30 IN ASSESSOR'S BLOCK 4792, FOR THE REMOVAL OF THE TERMINATION DATE OF A NON-CONFORMING USE WHOLESALE STORAGE WAREHOUSE, IN AN RH-1 (HOUSE, ONE-FAMILY) DISTRICT.

Disapproved Resolution 8391. Vote 7-0

4:30 P.M.

13. CU79.68 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 1086 BUSH STREET, NORTH SIDE BETWEEN JONES AND LEAVENWORTH STREETS, LOT 16 IN ASSESSOR'S BLOCK 276, FOR CONVERSION OF A NINE-UNIT APARTMENT BUILDING TO A 16-ROOM INN, IN AN RC-4 (RESIDENTIAL-COMMERCIAL COMBINED, HIGH DENSITY) DISTRICT.

Disapproved Resolution 8392. Vote 7-0

Adjournment.

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10/11/79

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
THURSDAY
OCTOBER 11, 1979
ROOM 282, CITY HALL
1:00 P.M.

DOCUMENTS DEPT.

JUN 9 1980

SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Christensen, Dearman, Mignola,
Nakashima, Rosenblatt

1:00 P.M.

1. Current Matters

A. Director's Report

CONSIDERATION OF A RESOLUTION AUTHORIZING THE DIRECTOR OF PLANNING TO SEEK AND ACCEPT APPROXIMATELY \$75,000 IN FEDERAL HIGHWAY ADMINISTRATION FUNDS FOR A PEDESTRIAN SAFETY PROGRAM IMPLEMENTING A PORTION OF THE CENTER CITY CIRCULATION PROGRAM.

Approved Resolution 8393 Vote 4-0

Absent: Christensen, Mignola and Starbuck

B. Commissioners' Questions and Matters

1:30 P.M.

2. a. INFORMATIONAL PRESENTATION OF THE CONCLUSIONS AND RECOMMENDATIONS OF THE NORTHEASTERN WATERFRONT SURVEY.

No Action taken.

b. CONSIDERATION OF DESIGNATION OF REDEVELOPMENT PROJECT BOUNDARIES FOR BAYVIEW INDUSTRIAL TRIANGLE PROJECT.

Approved Resolution 8394 Vote 5-0

Absent: Starbuck and Mignola

2:00 P.M.

3. APPEAL OF PRELIMINARY NEGATIVE DECLARATION FOR TWELVE CONDOMINIUM UNITS AT 2938 WASHINGTON STREET, LOT 10 IN ASSESSOR'S BLOCK 980; REQUIRING DEMOLITION OF EXISTING SCHOOL COMPLEX.

Approved Resolution 8395 Vote 6-0

Absent: Starbuck

To require that an Environmental Impact Report be prepared.

2:30 P.M.

4. EE79.184 - APPEAL OF THE ENVIRONMENTAL IMPACT REPORT REQUIREMENT FOR THE PROPOSED GREYHOUND BUS TERMINAL; 1104-1164 MISSION STREET AND 70-98 7TH STREET. LOTS 29-39 IN ASSESSOR'S BLOCK 3702, APPROXIMATELY 81,000 SQUARE FEET OF ENCLOSED AREA CONTAINING PASSENGER LOBBY/CIRCULATION/TICKETING AND PACKAGE EXPRESS FACILITY; RESTAURANT, RETAIL FACILITIES; OFFICES AND DRIVERS' REST AREAS; 41 PARKING SPACES AND 27 BUS SPACES; DEMOLITION OF EXISTING PACKAGE EXPRESS FACILITY, VACANT ATLANTA HOTEL AND ELECTRICAL SUPPLY BUILDING REQUIRING CONDITIONAL USE AUTHORIZATION CU79.55.

(Continued from September 20, 1979.)

Passed motion to continue to October 25, 1979.

Vote 6-0

Absent: Starbuck

3:00 P.M.

5. DR79.14 - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NOS. 7800959, 7900960, AND 7900961 TO BUILD THREE TWO-FAMILY DWELLING UNITS AND SUBDIVIDE A LOT IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT WHICH HAS BEEN DESIGNATED FOR PURCHASE BY THE CITY WITH OPEN SPACE ACQUISITION (PROPOSITION J) FUNDS; 100-122 CORWIN STREET NEAR ACME ALLEY, LOT 8 IN ASSESSOR'S BLOCK 2714.

(Continued from August 23, 1979.)

No Action taken.

3:30 P.M.

6. DR79.20 - CONSIDERATION OF DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 7902405 FOR ONE-FAMILY DWELLING AT 61 TWIN PEAKS BOULEVARD (VILLA TERRACE), LOT 2 IN ASSESSOR'S BLOCK 2661.

Passed motion to take Discretionary Review. Vote 5-1

No: Nakashima

Absent: Starbuck

OCTOBER 11, 1979

7. DR79.20 - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 7902405 FOR ONE-FAMILY DWELLING AT 61 TWIN PEAKS BOULEVARD (VILLA TERRACE), LOT 2 IN ASSESSOR'S BLOCK 2661.

Passed motion to continue to October 18, 1979.

Vote 6-0

Absent: Starbuck

4:00 P.M.

8. PRESENTATION OF DOWNTOWN CONSERVATION AND DEVELOPMENT CONSULTANTS REPORT AND PRESENTATION OF PROPOSITION "O" BY REPRESENTATIVES OF SAN FRANCISCANS FOR RESPONSIBLE GROWTH.

No Action taken.

9. CONSIDERATION OF RESOLUTION OF INTENTION TO INITIATE RECLASSIFICATION OF THE 65-D-2 HEIGHT AND BULK DISTRICT ON THE NORTH SIDE OF WASHINGTON STREET BETWEEN BATTERY AND KERNEY STREETS TO A 65-D HEIGHT AND BULK DISTRICT, AND THE DELETION OF SECTION 263-1 OF THE CITY PLANNING CODE.

Passed motion to continue to December 6, 1979.

Vote 6-0

Absent: Starbuck

Adjournment.

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10/18/79

DOCUMENTS DEPT.

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
THURSDAY
OCTOBER 18, 1979
ROOM 282, CITY HALL
1:00 P.M.

JUN 9 1990

SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Christensen, Dearman, Mignola, Nakashima, Rosenblatt, and Starbuck.

Approval of Minutes

Minutes of the Regular Meeting of October 11, 1979, were approved unanimously. VOTE 6-0

Absent: Commissioner Mignola

1:00 P.M.

1. Current Matters

A. Director's Report

With respect to proposed external modifications to the Italian Swiss Colony Building, Charles Bill, City Planning Coordinator, reported that there was conflict between the staff, which had found proposed plans acceptable, and the Landmarks Board. The Board, he said, will ask the Commission to instruct the Director not to approve the Certificate of Appropriateness (CA), and it will ask that the Commission consider the matter.

Jean Kortum, member of the Landmarks Board, said that the Board had voted to have the matter returned to the Commission. She said that other members of the Board could not be present and that the Board wished to have the matter heard on October 25th. Further, she said that the proposed exterior modifications required formal notice and a public hearing.

Commissioner Bierman said that as a courtesy to the members of the Landmarks Board, the matter should be postponed one week.

President Rosenblatt said that, in his view, it was a matter to be appropriately resolved by the Director of Planning.

A motion, by Commissioner Bierman, to continue the matter for one week, failed.

Commissioner Christensen moved that the entire matter be returned to the Director of Planning for resolution. The motion was seconded by Commissioner Dearman and passed by a Vote of 5-2. Voting no: Commissioners Bierman and Starbuck.

Consideration of a Resolution of Intention to reclassify property to a Special Use District enlarging the area previously initiated as the Dolores Heights Special Use District by the Board of Supervisors under File No. 319-78-7 to include that property fronting on Noe, Twentieth and Hartford Streets in Assessor's Block 3602 which is in an RH-1 (House, One-Family) district.

APPROVED RESOLUTION 8396 VOTE 6-0
Absent: Commissioner Mignola

Consideration of a Resolution authorizing the Director of Planning, on behalf of the Transportation Policy Group, to to apply for, accept, and expend from the Metropolitan Transportation Commission funds in an amount not to exceed \$110,000 to undertake the second year of the Center City Circulation Program, to commence December 1, 1979, and be completed November 30, 1980.

APPROVED RESOLUTION 8397 VOTE 5-1
No: Commissioner Starbuck
Absent: Commissioner Mignola

B. Commissioners' Questions and Matters

1:30 P.M.

2. Informational Presentation by the Service Employee International Union on Downtown building regulations and transportation.

NO ACTION TAKEN.

3. Informational Presentation by San Francisco Forward on Downtown building regulations and transportation.

NO ACTION TAKEN.

2:00 P.M.

3. RS79.47 - Review for consistency with Master Plan and Joint Public Hearing with the Director of Public Works for 1895 PACIFIC AVENUE, southwest corner at Gough Street, Lot 42 in Assessor's Block 593, for 29-Unit Condominium Conversion Subdivision.

PASSED MOTION TO CONTINUE TO NOVEMBER 29, 1979.

VOTE 6-1

No: Commissioner Starbuck

4. RS79.58 - Review for consistency with Master Plan and Joint Public Hearing with the Director of Public Works for 2526-50 POLK STREET, east side between Greenwich and Filbert Streets, Lot 19 in Assessor's Block 524, for 11-Unit Condominium Subdivision, requesting EXCEPTION TO TEN PERCENT LOW AND MODERATE INCOME OCCUPANCY REQUIREMENTS of the Subdivision Code.

APPROVED WITH CONDITIONS RESOLUTION 8398

VOTE 4-3

No: Commissioners Mignola, Rosenblatt, and Starbuck

5. RS79.63 - Review for consistency with Master Plan for 2341 FRANKLIN STREET, west side between Vallejo Street and Broadway, Lot 2A in Assessor's Block 569, for 6-Unit Condominium Conversion Subdivision.

APPROVED WITH CONDITIONS RESOLUTION 8399

VOTE 4-3

No: Commissioners Bierman, Dearman, and Starbuck

6. RS79.68 - Review for consistency with Master Plan for 1632 TAYLOR STREET, east side between Broadway and Vallejo Streets, Lot 20 in Assessor's Block 149, for 8-Unit Condominium Conversion Subdivision.

PASSED MOTION TO CONTINUE TO 10/25/79.

VOTE 6-0

Absent: Commissioner Mignola

3:00 P.M.

7. CU79.61 - Request for authorization of conditional use on the south side of Beach Street, including frontage on Jones and North Point Streets, Lot 10 and portion of Lot 9 in Assessor's Block 22, for EXPANSION OF HOTEL (Fisherman's Wharf Holiday Inn) in the Northern Waterfront Special Use District No. 2 in a C-2 (Community Business) district.

APPROVED WITH CONDITIONS RESOLUTION 8400

VOTE 6-1

No: Commissioner Starbuck

3:30 P.M.

8. Amendments to the PLAN FOR THE NORTHEASTERN WATERFRONT, adopted as part of the Master Plan, relating to land uses in the Northeastern Waterfront Survey Area, generally between Piers 7 and 46, to conform to proposals of the Northeastern Waterfront Advisory Committee.

PASSED MOTION TO CONTINUE TO NOVEMBER 15, 1979. VOTE 7-0

9. CU78.65 - Request for authorization of conditional use at 2220 SACRAMENTO STREET, north side between Laguna and Buchanan Streets, Lot 5 in Assessor's Block 626, for a 16-ROOM HOTEL (The Mansion) and NON-PROFIT FOUNDATION, in an RH-2, Two-Family) district.

NOTE: The Director of Planning advises that the City Planning Commission lacks jurisdiction to approve this proposal.

APPROVED, STATING THAT THE CITY PLANNING HAD NO JURISDICTION TO HEAR, APPROVE OR DISAPPROVE THE APPLICATION. RESOLUTION 8401 VOTE 7-0

3:30 P.M. (Cont'd.)

10. 1201 - 19TH AVENUE, southwest corner of Lincoln Way, Lot 1 in Assessor's Block 1731; Determination by the City Planning Commission, if its authorization for a conditional use restaurant under Resolution No. 7534 approved on August 5, 1976 included approval of a dance area and live entertainment subject to necessary approval at a subsequent date of permits under the jurisdiction of the Police Department. Currently, permits for a Dance Hall Keeper and Place of Entertainment are pending at the Police Department, and Building Permit Application No. 7909076 for alterations to the building under construction at 1201 19th Avenue is pending at the Department of City Planning.

PASSED MOTION TO CONTINUE TO NOVEMBER 1, 1979. VOTE 7-0

4:00 P.M.

11. DR79.20 - Discretionary Review of Building Permit Application No. 7902405 for a one-family dwelling at 61 TWIN PEAKS BOULEVARD (Villa Terrace), Lot 2 in Assessor's Block 2661. (Continued from the Regular Meeting of October 11, 1979.)

PASSED MOTION TO CONTINUE INDEFINITELY. VOTE 7-0

Adjournment.

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10/25/79

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
THURSDAY
OCTOBER 25, 1979
ROOM 282, CITY HALL
1:00 P.M.

DOCUMENTS DEPT.

JUN 9 1980

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PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Boas, Dearman, Nakashima,
Rosenblatt, Sklar, and Starbuck.

ABSENT: Commissioner Rosenblatt

12:00 Noon
Field Trip - Cancelled.

1:00 P.M.

1. Current Matters

A. Director's Report

Consideration of a draft resolution correcting drafting errors in Zoning Map #10, approved by the City Planning Commission and the Board of Supervisors, concerning property at the northwest corner of Dwight and Goettingen Streets, formerly Lot 11 on Assessor's Block 6118.

APPROVED RESOLUTION 8402 VOTE 5-0

Absent: Commissioners Mignola and Rosenblatt

B. Commissioners' Questions and Matters

1:30 P.M.

2. RS79.68 - Review for consistency with Master Plan for 1632 TAYLOR STREET, east side between Broadway and Vallejo Streets, Lot 20 in Assessor's Block 149, for 8-Unit Condominium Conversion Subdivision.
(Continued from the Regular Meeting of October 18, 1979)

PASSED MOTION TO CONTINUE TO NOVEMBER 1, 1979
VOTE 6-0

Absent: Commissioner Rosenblatt

1:30 P.M. (Cont)

3. EE79.184 - Appeal of the Environmental Impact Report requirement for the proposed Greyhound Bus Terminal; 1104-1164 MISSION STREET AND 70-98 7TH STREET. Lots 29-39 in Assessor's Block 3702, approximately 81,000 square feet of enclosed area containing passenger lobby/circulation, ticketing and package express facility; restaurant, retail facilities, offices and drivers' rest areas; 41 parking spaces and 27 bus spaces; demolition of existing package express facility, vacant ATLANTA HOTEL and electrical supply building requiring Conditional Use Authorization CU79.55. (Continued from the meeting of October 11, 1979)

PASSED MOTION TO CONTINUE TO NOVEMBER 1, 1979

VOTING HO: Commissioner Mignola

Absent: Commissioner Rosenblatt

Abstained: Commissioner Starbuck

4. EE79.153 - 6-single family dwellings; west side of ANDERSON, south of Crescent, Lots 17-22 in Assessor's Block 5811; each 1 story over garage, 2 parking spaces, approximately 10,650 total square feet, requiring Building Permit Applications 7903889-7903894. (The Appellant has requested that this matter be continued.)

PASSED MOTION TO CONTINUE TO NOVEMBER 8, 1979

VOTE 6-0

5. DR79.22 - Consideration of Discretionary Review of Building Permit Application Nos. 7903889-7903894; 6 single-family dwelling; west side of Anderson Street, south of Crescent Street, Lots 17-22 in Assessor's Block 5811; each 1 story over garage, 2 parking spaces, approximately 10,650 total square feet.

PASSED MOTION TO CONTINUE TO NOVEMBER 8, 1979

VOTE 6-0

2:00 P.M.

6. ZM79.37 - 2700 to 3399 - 24TH STREET, between Valencia and Potrero Streets, proposal to reclassify the C-2 (Community Business) district to RC-1 (Residential-Commercial Combined, Low Density) district; on 24th Street between Potrero and Capp to RC-3 (Residential-Commercial Combined, Medium Density) district; Lots 11-17, 19-23, 66 in Assessor's Block 3640; Lots 10C, 14-17, 19-23, 68, 69 in Block 3641; Lots 11A, 13-21, 49 in Block 3642; Lots 15-19, 37, 38 in Block 4206; Lots 14B, 15-20 in Block 4207; Lots 17-22 in Block 4208; Lots 14-19 in Block 4209; Lots 14-20 in Block 4210; Lots 14, 16, 17 in Block 4211; Lot 26 in Block 4265; Lots 1, 3, 36 in Block 4266; Lots 1, 30-33 in Block 4267; Lots 1, 30-32 in Block 4268; Lots 15-17, 21, 23-24 in Block 4269; Lots 1, 33-37 in Block 4270; Lots 23-26 in Block 6518; Lots 1, 27-29 in Block 6518; Lots 1, 40-45 in Block 6519; Lots 1, 40 in Block 6521; Lots 1, 40, 41 in Block 6522.

PASSED MOTION TO CONTINUE TO FEBRUARY 7, 1980
VOTE 4-0

7. ZM79.38 - 3225 to 3705 SACRAMENTO STREET between Lyon and Spruce Streets and 345-430 Presidio, proposal to reclassify the C-2 (Community Business) district to an RC-1 (Residential-Commercial Combined, Low Density) district to a Special Use District; Lots 6-8, 11-17 in Assessor's Block 1007; Lots 4-14 in Block 1008; Lots 7-14, 26, 27 in Block 1009; Lots 4-8, 12-15, 28, 28A in Block 1010; Lots 4-11, 13-16 in Block 1011; Lot 7 in Block 1012; Lot 1 in Block 1017; Lots 7A, 7B, 8-12, 16-18, 20, 20A in Block 1018; Lots 1, 19-31 in Block 1019; Lots 1, 19-22, 24, 25, 28, 29, 35 in Block 1020; Lots 5, 6A, 9-13, 15-18, 24-27 in Block 1021; Lots 18-24 in Block 1022.

PASSED MOTION TO CONTINUE TO JANUARY 17, 1980
VOTE 4-0

2:00 P.M. (Cont)

8. ZM79.39 - 1300 to 1899 HAIGHT STREET between Central and Stanyan Streets; proposal to reclassify the C-2 (Community Business) district to RC-1, RC-2, RC-3 or RC-4 (Residential-Commercial Combined, Low, Medium or High Density) district; Lots 4-7 in Assessor's Block 1228; Lots 7, 8, 10, 11, 13, 14 in Block 1229; Lots 8-17 in Block 1230; Lots 9-18 in Block 1231; Lots 1, 4-7 in Block 1232; Lots 10, 12-22 in Block 1233; Lots 1, 8, 29-31 in Block 1243; Lots 22, 24, 25, 27-30 in Block 1244; Lots 1, 23-26, 29-33 in Block 1245; Lots 23, 28, 29 in Block 1246; Lots 1, 20, 23-25 in Block 1247; Lots 1, 19-23 in Block 1248; Lots 14-17, 19, 23 in Block 1249.

PASSED MOTION TO CONTINUE TO JANUARY 31, 1980
VOTE 4-0

9. ZM79.40 - 400 to 600 CASTRO STREET between 19th and Market Streets; 4051-4257 18th STREET between Diamond and Hartford Streets; and 4105-4123 19TH STREET between Castro and Collingwood Streets; proposal to reclassify the C-2 (Community Business) district to an RC-1 (Residential-Commercial Combined, Low Density) district to a Special Use District; Lots 2-12, 14-16, 33-35 in Assessor's Block 2647; Lots 16-20, 22A, 43, 52, in Block 2648; Lots 1, 35-39 in Block 2694; Lots 1-16, 35, 36, 41, 42, in Block 2695; Lot 1 in Block 2696; Lots 51-62, 64, 66, 71-76, 85 in Block 3582; Lots 1, 56-59, 61-79, 80-88 in Block 3583.

PASSED MOTION TO CONTINUE TO JANUARY 24, 1980
VOTE 4-0

10. ZM78.12 - 4127 to 4147 - 19TH STREET, proposal to reclassify the C-2 (Community Business) district to an RC-1 (Residential-Commercial Combined, Low Density) district; Lots 31, 32, 34 and 35 in Assessor's Block 2696.

PASSED MOTION TO CONTINUE TO JANUARY 24, 1980
VOTE 4-0

2:00 P.M. (Cont)

11. ZM79.41 - 1800 to 2399 MARKET STREET between Castro and Valencia Streets; 325, 327, 375 Castro Street; 250-292 and 313-333 Noe Street; 3600, 3683 and 3571 - 16th Street; 150-212 Sanchez Street; 655, 683, 685, 689, 691, 693 and 700-748 - 14th Street; 200, 214 and 216 Duboce Street; and 1, 102-250, 101-271 Church Street, proposal to reclassify the C-2 (Community Business) district to an RC-1, RC-2, RC-3 or RC-4 (Residential-Commercial Combined, Low, Medium or High Density) district; Lots 4-8, 14, 16 in Assessor's Block 871; Lots 1, 2, 4-7 in Block 872; Lots 1-17 in Block 3501; Lots 40-45, 68, 70 in Block 3502; Lot 2 in Block 3503; Lots 57-60 in Block 3534; Lots 1, 8, 9, 11-13 in Block 3535; Lot 1 in Block 3536; Lots 1, 5, 6, 7, 13-23, 24A, 31, 109 in Block 3537; Lots 7-10 in Block 3541; Lots 4-17, 39-41 in Block 3542; Lots 1, 3, 3A, 10-12 in Block 3543; Lots 56-60, 62-65, 67, 70-72 in Block 3544; Lots 35A, 36-39, in Block 3558; Lots 1-3, 9, 12-19 in Block 3559; Lots 1, 5-13, 15, 31 in Block 3560; Lots 6-15 in Block 3561; Lots 1, 3, 4, 6-15, 17 in Block 3562; Lots 18, 19, 22, 23, 25-30, 34, 35 in Block 3563; Lots 86-93 in Block 3564.

PASSED MOTION TO CONTINUE TO JANUARY 24, 1980
VOTE 4-0

12. ZM79.42 - 300 to 1499 VALENCIA STREET between 14th and 26th Streets, proposal to reclassify the C-M (Heavy Commercial) district to an RC-3 (Residential-Commercial Combined, Medium Density) district.

PASSED MOTION TO CONTINUE TO FEBRUARY 7, 1980
VOTE 4-0

2:00 P.M. (Cont)

13. ZM79.32 - 920 to 1590 VALENCIA STREET between 20th and Army Streets, proposal to reclassify the C-2 (Community Business) district to an RC-1, RC-2, RC-3 or RC-4 (Residential-Commercial Combined, Low Density) district; Lot 1 in Block 3546; Lots 5, 7-11, 13, 16-22, 27 in Block 3547; Lots 16, 18-20, 25, 27, 29, 57, 58 in Block 3554; Lots 1-3, 6-10, 15, 39, 40, 56, 57 in Block 3555; Lots 1-15 in Block 3568; Lots 38-51, 83 in Block 3569; Lots 55-58, 60-62, 78, 79, 81, 83-85, 91 in Block 3576; Lots 1, 1A, 2, 4-7, 9-11, 60, 65 in Block 3577; Lots 1-10, 12 in Block 3588; Lots 75, 82-85, 88, 91, 92, 95-99, 108 in Block 3589; Lots 87A, 88-92, 97-103, 112, 113 in Block 3596; Lots 1, 3, 6, 8, 9, 11, 12 in Block 3597; Lots 2, 7-10, 72, 74 in Block 3608; Lots 26-29, 31-39, 41, 42 in Block 3609; Lots 12-25, 27, 28 in Block 3616; Lots 1, 3-6, 8-12 in Block 3617; Lots 1-5, 8-14 in Block 3635; Lots 24-32, 34-36 in Block 3636; Lots 18, 19 in Block 38-43; Lots 2-4, 6-9, 18, 20, 21 in Block 3644; Lots 1-11 in Block 6514; Lots 15-25 in Block 6515; Lots 13-18, 21-28 in Block 6530; Lots 1, 4-7, 9-14, 16, 17, 29, 30 in Block 6531; Lots 29, 33, 34 in Block 6568; Lots 98, 10-13, 35 in Block 6569.

PASSED MOTION TO CONTINUE TO FEBRUARY 7, 1980
VOTE 4-0

14. 3750-4199 - 24TH STREET, Diamond to Chattanooga Streets, presently an RC-1 (Residential-Commercial Combined, Low Density) district; proposal to consider enactment of interim controls within a Special Use District; Lots 18, 19, 21, 22 in Assessor's Block 3650; Lots 14-22 in Block 3651; Lots 12, 13, 16-18, 44-46 in Block 3652; Lots 6-9, 15-17, 19, 41 in Block 3654; Lots 8-12, 14, 15, 17-20 in Block 3656; Lots 21, 22, 44 in Block 2830; Lots 5-21 in Block 2831; Lots 1-4 in Block 6506; Lots 1, 13A-24, 27-32 in Block 6507; Lots 1, 25-40 in Block 6508; Lots 1, 2, 20-23, 28, 29, 35-40 in Block 6509; Lots 21-23 in Block 6510.

PASSED MOTION TO CONTINUE TO JANUARY 24, 1980 VOTE 4-0

2:00 P.M. (Cont)

15. FILLMORE STREET, Bush to Jackson Streets and 2380-2500 California Street, Steiner to Fillmore Streets; 2290-2499 Pine Street, Steiner to Fillmore; 2190-2250 Bush Street, Steiner to Fillmore, presently a C-2 (Community Business) district; proposal to consider enactment of interim controls within a Special Use District; Lots 3, 4 in Assessor's Block 634; Lots 1-10, 10A in Block 635; Lots 18, 18A, 21-23 in Block 636; Lots 19-24 in Block 629; Lots 1-10 in Block 630; Lots 1-4 in Block 611; Lots 19, 22, 33-35 in Block 612; Lots 18, 18A, 18B, 18C, 18D, 18E, 18F and 19 in Block 605; Lots 1-6 in Block 606; Lots 17, 20-23, 25 in Block 653; Lots 1-11, 19A, 25 in Block 654; Lots 1, 2, 32, 34 in Block 655; Lots 1-9, 17, 18, 19, 20, 29, 30-33 in Block 659; Lots 17-23 in Block 660.

PASSED MOTION TO CONTINUE TO JANUARY 17, 1980 VOTE 4-0

16. UNION STREET SPECIAL USE DISTRICT will also be heard to bring its interim controls into conformance with those of the Special Use Districts considered above.

PASSED MOTION TO CONTINUE TO JANUARY 17, 1980 VOTE 4-0

17. 1500-2299 UNION STREET between Stainer Street and Van Ness Avenue; 2959-3299 Fillmore Street; 2961-3023 Buchanan Street; 2169-2221 Filbert Street, 2645-2725 Gough Street; 2116-2207 Greenwich Street; 2633-2902 Laguna Street; 2762-2806 Octavia Street; and 2848-2922 Webster Street; proposal to amend partially the Special Use District interim controls initiated April 26, 1979; Lots 6-8 in Assessor's Block 509; Lots 4-6 in Block 510; Lots 1-10 in Block 515; Lots 19-23 in Block 516; Lots 11-18 in Block 527; Lots 2A-9E in Block 528; Lots 2A-14 in Block 529; Lots 7-13, 15-18, 31-33 in Block 530; Lots 6-14A in Block 531; Lots 9-17, 30 in Block 532; Lots 10-20, 22-28, 36, 37 in Block 533; Lots 1-21 in Block 534; Lots 1, 1A, 25-34 in Block 539; Lots 1, 18-23, 24A-27 in Block 540; Lots 15-16, 18, 21, 24 in Block 541; Lots 1, 1A, 1B, 22, 25, 26, 35-39, 41 in Block 542; Lots 1, 23-34 in Block 543; Lots 1, 1A, 1B, 1C, 11, 11B, 12-18 in Block 544; Lots 1A, 13 in Block 546.

PASSED MOTION TO CONTINUE TO JANUARY 17, 1980 VOTE 4-0

Adjournment.

SF
CSS

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11/1/79

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
THURSDAY
NOVEMBER 1, 1979
ROOM 282, CITY HALL
1:00 P.M.

DOCUMENTS DEPT.

JUN 9 1980

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PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Christensen, Dearman, Mignola,
Nakashima, Rosenblatt and Starbuck.

12:00 P.M.

Field Trip - at 12:00 Noon, members of the Commission commenced a
Field Trip to visit the sites of Zoning Cases scheduled
for November.

APPROVAL OF THE MINUTES

The Minutes of the Regular Meeting of August 30, 1979, were
approved unanimously.

1:00 P.M.

1. Current Matters

A. Director's Report

The Commission agreed to have an informational hearing,
on the proposed Resource Recovery Center to be located in
the City of Brisbane, calendered for December 11, 1979.

Consideration of Resolution authorizing the Director of
City Planning to amend the contract with Bolles Associates
to provide an additional sum of \$25,000 to carry out addi-
tional administrative duties, conduct an evaluation, pre-
pare a final report and pay the staff costs and expenses
of the Joint Institutional Transportation Systems Manage-
ment Program.

APPROVED Resolution No. 8403 Vote 5-1

Voting Yes: Commissioners Bierman, Christensen, Mignola,
Nakashima and Rosenblatt. Voting No: Commissioner Starbuck.
Absent: Commissioner Dearman.

A. Director's Report (Cont)

REVIEW OF BUILDING PLANS FOR 20 CONDOMINIUM UNITS ON NORTH-EAST SIDE OF BURNETT AVENUE, BETWEEN IRON AND COPPER ALLEYS, NORTH OF GARDENSIDE DRIVE, LOT 1 IN ASSESSOR'S BLOCK 2718A, AUTHORIZED AS A CONDITIONAL USE BY RESOLUTION NO. 8303 ON JULY 5, 1979 (CU79.29).

NO ACTION TAKEN

EE79.184 - CONSIDERATION OF RESOLUTION APPROVING APPEAL OF THE ENVIRONMENTAL IMPACT REPORT REQUIREMENT FOR THE PROPOSED GREYHOUND BUS TERMINAL: 1104-1164 MISSION STREET AND 70-98 7TH STREET. LOTS 29-39 IN ASSESSOR'S BLOCK 3702, REQUIRING CONDITIONAL USE AUTHORIZATION CU79.55, AND DETERMINING THAT THE PROJECT IS INCLUDED WITHIN THE LIST OF CATEGORICAL EXEMPTIONS FROM CEQA AND ADOPTED BY THE CITY PLANNING COMMISSION.

PASSED MOTION TO CONTINUE TO NOVEMBER 15, 1979.

Voting Yes: Commissioners Bierman, Mignola, Nakashima; voting No: Christensen, Rosenblatt; abstaining: Starbuck; absent: Dearman.

1:30 P.M.

2. ZT79.1 - CONSIDERATION OF TEXT AMENDMENT INITIATED BY THE BOARD OF SUPERVISORS TO MODIFY SECTION 186(b)3 OF THE CITY PLANNING CODE TO ALLOW CERTAIN NONCONFORMING USES TO REMAIN OPEN UNTIL 2:00 A.M. WHERE THAT CODE SECTION NOW PROVIDES "THE HOURS DURING WHICH THE USE IS OPEN TO THE PUBLIC SHALL BE LIMITED TO THE PERIOD BETWEEN 6:00 A.M. AND 10:00 P.M."

DISAPPROVED RESOLUTION NO. 8404 Vote 7-0

2:00 P.M.

3. S79.1 - CONSIDERATION OF ABOLITION OF FRONT SETBACK AT 2900 FRANKLIN STREET, NORTHEAST CORNER AT LOMBARD STREET, LOTS 17 AND 18 IN ASSESSOR'S BLOCK 498, RANGING IN WIDTH FROM 28 TO 74.217 FEET, TO PERMIT INSTALLATION OF SIGN.

DISAPPROVED RESOLUTION NO. 8405 Vote 6-0

NOVEMBER 1, 1979

2:00 P.M. (Cont)

4. ZM79.46 - REQUEST FOR RECLASSIFICATION OF 4-20 OCTAVIA STREET AND 1780 MARKET STREET, NORTHEAST CORNER, LOT 11 IN ASSESSOR'S BLOCK 3503, FROM RM-2 (MIXED RESIDENTIAL, MODERATE DENSITY) AND C-2 (COMMUNITY BUSINESS) DISTRICT, THE LATTER INITIATED, FOR AN RC-2 (RESIDENTIAL-COMMERCIAL COMBINED, MODERATE DENSITY) DISTRICT, TO A C-M (HEAVY COMMERCIAL) DISTRICT TO PERMIT STORAGE OF U-HAUL TRUCKS AND VEHICLES.

PASSED MOTION TO CONTINUE TO NOVEMBER 29, 1979. Vote 7-0

2:30 P.M.

5. CU79.84 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 1489 FOLSOM STREET, SOUTHEAST CORNER AT 11TH STREET, LOTS 30 AND 30A IN ASSESSOR'S BLOCK 3520, TO PERMIT CONVERSION TO ONE DWELLING UNIT IN AN M-1 (LIGHT INDUSTRIAL) DISTRICT.

APPROVED WITH CONDITIONS RESOLUTION NO. 8406 Vote 7-0

6. CU79.15 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 3000 FOLSOM STREET, WITH FRONTAGE ON ARMY AND SHOTWELL STREETS, SOUTHWEST CORNER AT 26TH STREET, LOT 1 IN ASSESSOR'S BLOCK 6572, TO PERMIT CONTINUATION OF USE OF FORMER COGSWELL COLLEGE FACILITY BY MISSION CHILDCARE CONSORTIUM FOR CHILD CARE AND KINDERGARTEN BY THE SAN FRANCISCO UNIFIED SCHOOL DISTRICT AND BY S.F.Y.W.C.A. HEADSTART, IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.

PASSED MOTION TO CONTINUE TO DECEMBER 20, 1979 Vote 7-0

3:00 P.M.

7. ZM79.45 - REQUEST FOR RECLASSIFICATION OF 319 ELLSWORTH STREET, EAST SIDE BETWEEN CORTLAND AND JARBOE AVENUES, LOT 8 IN ASSESSOR'S BLOCK 5682, FROM AN RH-1 (HOUSE, ONE-FAMILY) DISTRICT TO AN RH-2 (HOUSE, TWO-FAMILY) OR A C-2 (COMMUNITY BUSINESS) DISTRICT.

DISAPPROVED RESOLUTION NO. 8407 Vote 7-0

3:00 P.M. (Cont)

8. CU79.66 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 154 COLERIDGE STREET, NORTHWEST SIDE BETWEEN VIRGINIA AND ESMEERALD STREETS, LOT 22 IN ASSESSOR'S BLOCK 5615, FOR 3 DWELLING UNITS ON LOT WITH AREA OF 4500 SQUARE FEET, WHEN 1500 SQUARE FEET IS REQUIRED PER UNIT IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

PASSED MOTION TO CONTINUE TO NOVEMBER 15, 1979 Vote 7-0

9. CU79.81 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 722 35TH AVENUE, EAST SIDE BETWEEN BALBOA AND CABRILLO STREET, LOT 30 IN ASSESSOR'S BLOCK 1610, FOR 3 DWELLING UNITS ON LOT WITH AREA OF 4500 SQUARE FEET, WHEN 1500 SQUARE FEET IS REQUIRED PER UNIT IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

APPROVED WITH CONDITIONS RESOLUTION NO. 8408 Vote 7-0

4:00 P.M.

10. CU79.70 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE ON NORTH AND SOUTH SIDES OF FRANCISCO STREET EAST OF GRANT AVENUE, INCLUDING FRONTAGE ON PFEIFFER STREET, LOT 2 IN ASSESSOR'S BLOCK 39 AND LOTS 10 AND 12-24 IN ASSESSOR'S BLOCK 55, FOR A PLANNED UNIT DEVELOPMENT FOR 20 DWELLING UNITS REQUIRING EXCEPTIONS TO THE REAR YARD AND USABLE OPEN SPACE PROVISIONS OF THE CITY PLANNING CODE, AND FOR A COMMUNITY GARAGE WITH 40 OFF-STREET PARKING SPACES, IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.

PASSED MOTION TO CONTINUE TO JANUARY 3, 1980 Vote 7-0

A. Director's Report (Cont)

Rai Okamoto, Director of Planning, indicated that there was before the Commission, a draft resolution authorizing the submission of a supplemental appropriation for an amount not to exceed \$13,000 for new telephone equipment.

Commissioner Dearman moved for approval of the draft resolution. The motion was seconded by Commissioner Nakashima and passed unanimously as City Planning Commission Resolution No. 8409

Robert Passmore, Assistant Director of Planning, said that a proposal, for four (4) two-family buildings near Upper Terrace and 17th Street, had been revised and environmental evaluation completed. The neighborhood has been notified and there is no apparent opposition. We are prepared to approve the plans, he said.

A. Director Report (Cont)

The Director reported that some administrative action might become necessary with respect to the designation of Yerba Buena Plaza and Annex as Concentrated Code Enforcement areas.

4:30 P.M.

11. CU79.51 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT PIER 1 OR PIER 3, THE EMBARCADERO EAST OF 1 OR 3 IN ASSESSOR'S BLOCK 9900, FOR MOORING OF THE "FRESNO" SHIP TO PROVIDE RETAIL, SERVICE AND OFFICE USES, ALL NON-MARITIME USES IN THE NORTHERN WATERFRONT SPECIAL USE DISTRICT NO. 1, IN A C-2 (COMMUNITY BUSINESS) DISTRICT.

PASSED MOTION TO CONTINUE TO NOVEMBER 29, 1979 Vote 7-0

12. CU79.13 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT PIER 1 OR PIER 3, THE EMBARCADERO, EAST OF WASHINGTON AND JACKSON STREETS, LOT 1 or 3 IN ASSESSOR'S BLOCK 9900, FOR PERMANENT MOORING OF THE "DELTA KING" SHIP TO PROVIDE RETAIL, SERVICE AND OFFICE USES, NON-MARITIME USES IN THE NORTHERN WATERFRONT SPECIAL USE DISTRICT NO. 1, IN A C-2 (COMMUNITY BUSINESS) DISTRICT.

PASSED MOTION TO CONTINUE TO NOVEMBER 29, 1979 Vote 7-0

13. RS79.68 - REVIEW FOR CONSISTENCY WITH MASTER PLAN FOR 1632 TAYLOR STREET, EAST SIDE BETWEEN BROADWAY AND VALLEJO STREETS, LOT 20 IN ASSESSOR'S BLOCK 149, FOR 8-UNIT CONDOMINIUM CONVERSION SUBDIVISION.

APPROVED RESOLUTION NO. 8410 Vote 4-2

Voting Yes: Commissioners Christensen, Mignola, Nakashima and Rosenblatt. Voting No: Commissioners Bierman and Starbuck. Absent: Commissioner Dearman.

B. Commissioners' Questions and Matters

Commissioner Nakashima asked for a status report on school department surplus property.

14. DR79.24 - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 7910666 FOR AN OFFICE BUILDING AT 1170-1172 MARKET STREET, LOTS 18 AND 19 IN ASSESSOR'S BLOCK 351 IN THE MARKET STREET DISCRETIONARY REVIEW AREA.

APPROVED RESOLUTION NO 8411 Vote 6-1
Voting Yes: Commissioners Bierman, Christensen, Dearman, Mignola, Nakashima, Rosenblatt. Voting No: Commissioner Starbuck.

Adjournment.

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#21

11/8/79

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
THURSDAY
NOVEMBER 8, 1979
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

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PRESENT: Commissioners Bierman, Christensen, Dearman, Mignola,
Nakashima, Rosenblatt and Starbuck.

ABSENT: Commissioner Starbuck

12:00 P.M.

Field Trip - At 12:00 noon, the Commission commenced a field trip
to visit the sites of Zoning Cases scheduled for
November.

APPROVAL OF THE MINUTES

The minutes of the Regular Meeting of August 9, 1979 were
approved unanimously.

1:30 P.M.

1. Current Matters

A. Director's Report

With respect to high-rise development in the downtown,
Rai Okamoto, Director of Planning, indicated that the staff
would bring to the Commission recommendations for immediate
zoning action and a request for authorization for a work
program to update the downtown zoning ordinance.

Commissioner Bierman noted that 45%, of those who voted,
voted for change. We should support, therefore, some kind
of change, she said.

President Rosenblatt said that, if studies are completed
and a Special Use District initiated, developers should
not think that approval is automatic even if all Code
requirements are met. C-3 district proposals could require
Conditional Use approval, he said.

With respect to the North Point Pier Project, Robert
Passmore, Assistant Director of Planning, said that tour
boat operations and extended use of Pier 35 required
Conditional Use Authorization.

SUMMARIES OF THE REGULAR MEETING

NOVEMBER 8, 1979

Robert Passmore, Assistant Director of Planning, said that a public hearing, on the initiated Special Use District for the Sutro Baths site, would be scheduled for December 13th.

3. Commissioners' Questions and Matters

President Rosenblatt asked and the Commission agreed that litigation would be the subject of an Executive session which would be scheduled for November 15, 1979.

2:00 P.M.

2. ZM79.24 - PROPOSAL INITIATED BY THE BOARD OF SUPERVISORS TO RECLASSIFY TO A DOLORES HEIGHTS SPECIAL USE DISTRICT THE PROPERTY CURRENTLY IN AN RH-1 (HOUSE, ONE-FAMILY) DISTRICT IN THE BLOCKS BOUNDED BY 19TH, 22ND, NOE AND CHURCH STREETS AND THE BLOCK BOUNDED BY 19TH, 20TH, NOE AND HARTFORD STREETS, LOTS 15, 16, 17, 18-34, 49-57, IN ASSESSOR'S BLOCK 3600, LOTS 5-7, 7A, 8, 8A, 9-17, 17A, 18-25, 27-31, 31A, 54-55, 57-58, 85-86 IN ASSESSOR'S BLOCK 3601, LOTS 3-29 IN ASSESSOR ASSESSOR'S BLOCK 3602, LOTS 1-4, 6-8, 8A, 9-13, 15, 15A, 16-18, 18A, 19-26, 42-43, 44-47, 51-52, 58, 58A, 68-71, 76-90 IN ASSESSOR'S BLOCK 3604, LOTS 15-17, 19-21, 21A, 22-23, 27-36, 36A, 37-40, 42, 42A, 43, 43A, 44-50, 50A, 51, 51A, 52-55, 55A, 55B, 55C, 56-60 IN ASSESSOR'S BLOCK 3605, LOTS 13-16, 16A, 17, 17A, 18-19, 21-28, 28A, 29-31, 37-40, 43, 46-48, 48A, 49, 49A, 50-63, 63A, 64-65 AND 1A, 67-68, 71-75, 78-79 IN ASSESSOR'S BLOCK 3620, LOTS 1-4, 7-9, 41-65, 70, 73-77, 77A, 78, 78A, 79-83, 87-90, 92-93 IN ASSESSOR'S BLOCK 3621, IN ORDER TO REQUIRE A DEEPER REAR-YARD AND A LOWER HEIGHT LIMIT THAN WOULD OTHERWISE APPLY IN AN RH-1 DISTRICT.

Passed motion to continue to January 10, 1980.

Vote 6-0

Absent: Commissioner Starbuck

SUMMARIES OF THE REGULAR MEETING

NOVEMBER 3, 1979

2:00 P.M. (Cont)

3. ZM79.27 - PROPOSAL INITIATED BY THE BOARD OF SUPERVISORS TO RECLASSIFY PROPERTY AT 3580 CALIFORNIA STREET, NORTH-EAST CORNER OF SPRUCE STREET, LOTS 5A AND 19 IN ASSESSOR'S BLOCK 1018 FROM AN RM-1 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT TO AC-1 (NEIGHBORHOOD SHOPPING) DISTRICT.

Passed motion to continue to November 29, 1979.

Vote 6-0

Absent: Commissioner Starbuck

4. ZM79.34 - PROPOSAL INITIATED BY THE BOARD OF SUPERVISORS TO RECLASSIFY PROPERTY AT 2115-2145 NINETEENTH AVENUE AND 1021 QUINTARA STREET AT THE SOUTHWEST CORNER OF NINETEENTH AND QUINTARA, LOTS 1, 31, 33-34 AND 37 IN ASSESSOR'S BLOCK 2198 FROM AN RH-1 AND RH-2 (HOUSE, TWO-FAMILY) DISTRICT TO A C-1 (NEIGHBORHOOD SHOPPING) DISTRICT.

Passed motion to continue to November 29, 1979.

Vote 6-0

Absent: Commissioner Starbuck

3:00 P.M.

5. ZM79.33 - PROPOSAL INITIATED BY THE BOARD OF SUPERVISORS TO RECLASSIFY PROPERTY AT 2230 THROUGH 2296 GEARY BOULEVARD, NORTH SIDE BETWEEN BRODERICK AND DIVISADERO STREETS, LOTS 3-5, 5A, 6-9, 9A, 10-12 IN ASSESSOR'S BLOCK 1079 FROM AN RM-1 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT TO AN RC-4 (RESIDENTIAL-COMMERCIAL COMBINED, HIGH DENSITY) OR A C-2 (COMMUNITY BUSINESS) DISTRICT.

Passed motion of intent to approve reclassification to C-2 and to continue to November 15, 1979.

Vote 5-1

Voting No: Commissioner Dearman

Absent: Commissioner Starbuck

SUMMARIES OF THE REGULAR MEETING

NOVEMBER 8, 1979

3:00 P.M. (Cont)

6. ZM79.51 - PROPOSAL INITIATED BY THE BOARD OF SUPERVISORS TO RECLASSIFY PROPERTY AT 2801 THROUGH 2867 SACRAMENTO STREET, SOUTH SIDE BETWEEN SCOTT AND DIVISADERO STREETS, LOTS 1 AND 21-26 IN ASSESSOR'S BLOCK 1026 FROM AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT TO AN RM-2, (MIXED RESIDENTIAL, MODERATE DENSITY) DISTRICT.

Passed motion of intent to disapprove and to continue to November 15, 1979.

Vote 3-3

Absent: Commissioner Starbuck

3:30 P.M.

7. ZM79.47 - REQUEST FOR RECLASSIFICATION OF PROPERTY AT 2130 POST STREET, NORTH SIDE BETWEEN PIERCE AND SCOTT STREETS, LOT 39 IN ASSESSOR'S BLOCK 681, FROM A C-2 (COMMUNITY BUSINESS) DISTRICT TO AN RM-3 (MIXED RESIDENTIAL, MEDIUM DENSITY) DISTRICT.

Approved Resolution 8412 Vote 6-0

Absent: Commissioner Starbuck

8. CU79.80 - REQUEST FOR AUTHORIZATION OF A PLANNED UNIT DEVELOPMENT AT 2130 POST STREET, NORTH SIDE BETWEEN PIERCE AND SCOTT STREETS, LOT 39 IN ASSESSOR'S BLOCK 681 IN ORDER TO CONVERT THE EXISTING SEVEN-STORY BUILDING, BUILT AS THE POST STREET CONVALESCENT HOSPITAL, TO A 73-UNIT APARTMENT HOUSE WHERE THAT APARTMENT HOUSE WOULD HAVE A GREATER DENSITY, A SMALLER REAR YARD AND LESS OFF-STREET PARKING THAN WOULD BE REQUIRED FOR A NEW RESIDENTIAL BUILDING IN AN RM-3 (MIXED RESIDENTIAL, MEDIUM DENSITY) DISTRICT.

Approved Resolution 8413 Vote 6-0

Absent: Commissioner Starbuck

SUMMARIES OF THE REGULAR MEETING

NOVEMBER 8, 1979

3:30 P.M. (Cont)

9. ZT79.2 - CONSIDERATION OF TEXT AMENDMENT INITIATED BY THE BOARD OF SUPERVISORS TO AMEND SECTION 205.1 OF THE CITY PLANNING CODE TO ALLOW AS A TEMPORARY 60-DAY USE OF PROPERTY IN RESIDENTIAL AND COMMERCIAL DISTRICTS THE OPEN AIR SALE OF AGRICULTURALLY-PRODUCED SEASONAL DECORATIONS, INCLUDING, BUT NOT NECESSARILY LIMITED TO, CHRISTMAS TREES AND HALLOWEEN PUMPKINS.

Approved Resolution 8414 Vote 4-1

Voting No: Commissioner Rosenblatt

Absent: Commissioners Dearman and Starbuck

4:00 P.M.

10. EE79.153 - APPEAL OF NEGATIVE DECLARATION FOR SIX SINGLE-FAMILY DWELLINGS; WEST SIDE OF ANDERSON, SOUTH OF CRESCENT, LOTS 17-22 IN ASSESSOR'S BLOCK 5811; EACH ONE STORY OVER GARAGE, TWO PARKING SPACES, APPROXIMATELY 10,650 TOTAL SQUARE FEET, REQUIRING BUILDING PERMIT APPLICATIONS 7903889-7903894.

Disapproved Resolution 8415 Vote 4-0

Absent: Commissioners Dearman, Nakashima and Starbuck

11. DR79.22 - CONSIDERATION OF DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NOS. 7903889-7903894; SIX SINGLE-FAMILY DWELLINGS; WEST SIDE OF ANDERSON STREET, SOUTH OF CRESCENT STREET, LOTS 17-22 IN ASSESSOR'S BLOCK 5811, EACH ONE STORY OVER GARAGE, TWO PARKING SPACES, APPROXIMATELY 10,650 TOTAL SQUARE FEET.
(Continued from the Regular Meeting of October 25, 1979)

Passed motion to take Discretionary Review.

Vote 4-0

Absent: Commissioners Dearman, Nakashima and Starbuck

SUMMARIES OF THE REGULAR MEETING

NOVEMBER 8, 1979

4:00 P.M. (Cont)

12. DR79.22 - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NOS. 7903889-7903894; SIX SINGLE-FAMILY DWELLINGS; WEST SIDE OF ANDERSON STREET, SOUTH OF CRESCENT STREET, LOTS 17-22 IN ASSESSOR'S BLOCK 5811; EACH ONE STORY OVER GARAGE, TWO PARKING SPACES, APPROXIMATELY 10,650 TOTAL SQUARE FEET.

Passed motion to continue to November 15, 1979.

Vote 4-0

Absent: Commissioners Dearman, Nakashima and Starbuck

13. INFORMATIONAL PRESENTATION OF THE PROPOSED REDESIGN OF THE GREAT HIGHWAY BETWEEN LINCOLN BOULEVARD AND THE CLIFF HOUSE

No Action taken.

Adjournment.

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#21

11/15/79

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
THURSDAY
NOVEMBER 15, 1979
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

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PRESENT: Commissioners Bierman, Dearman, Nakashima, Rosenblatt
Sklar and Starbuck.

ABSENT: Commissioner Mignola

12:00 NOON
Executive Session

At 12:00 Noon, the Commission met with Counsel (City Attorney)
to confer on matters involving litigation.

1:30 P.M.

1. Current Matters

A. Director's Report

1. EE79.184 - CONSIDERATION OF RESOLUTION APPROVING APPEAL
OF THE ENVIRONMENTAL IMPACT REPORT REQUIRE-
MENT FOR THE PROPOSED GREYHOUND BUS TERMINAL:
1104-1164 MISSION STREET AND 70-98 7TH STREET.
LOTS 29-39 IN ASSESSOR'S BLOCK 3702, REQUIRING
CONDITIONAL USE AUTHORIZATION CU79.55, AND
DETERMINING THAT THE PROJECT IS INCLUDED
WITHIN THE LIST OF CATEGORICAL EXEMPTIONS
FROM CEQA AND ADOPTED BY THE CITY PLANNING
COMMISSION.
(Continued from the Meeting of November 1,
1979)

APPROVED RESOLUTION NO. 8416 Vote 4-0

Abstain: Commissioner
Starbuck

Absent: Commissioners
Christensen &
Mignola

A. Director's Report (Cont)

Charles Gill, City Planning Coordinator, reported that activities, of the Wastewater Management Program, might delay completion of the park in the North Point Pier Project.

The Commission agreed to schedule an informational hearing, on December 5, 1979, on the proposed Resource Recovery Center to be located in the City of Brisbane.

With respect to high-rise development in the downtown, the Director announced that the staff, on December 6, 1979, would recommend initiation of a Special Use District for the C-3 districts, portions of the C-M districts and portions of the abutting C-2 districts.

B. Commissioners' Questions and Matters

2:00 P.M.

2. EE79.381 - APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR THE RECLASSIFICATION OF PROPERTY AT 2115-2145 19TH AVENUE AND 1021 QUINTARA, LOTS 1, 31, 33-34 AND 37 IN ASSESSOR'S BLOCK 2198; PROPOSAL INITIATED BY THE BOARD OF SUPERVISORS TO RECLASSIFY THE AREA FROM RH-2 TO C-1
(Continued to November 29, 1979)
3. EE79.178 - PUBLIC HEARING ON DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE PROPOSED 456 MONTGOMERY STREET OFFICE BUILDING: 24-STORY, 378 FOOT HIGH OFFICE TOWER, INCLUDING A 2 FLOOR RESIDENTIAL UNIT, PLUS 2 LEVELS BELOW GROUND; AFTER DEMOLITION OF 1 BUILDING ON SITE AND INCORPORATING THE FACADES OF 2 BUILDINGS ON SITE, WITH GROSS FLOOR AREA OF 223,150 SQUARE FEET.

PASSED MOTION TO CLOSE PUBLIC HEARING Vote 4-0

4. LM78.11 - CONSIDERATION OF ITALIAN AMERICAN BANK AT 460 MONTGOMERY STREET, SOUTHEAST CORNER AT SACRAMENTO STREET, LOT 14 IN ASSESSOR'S BLOCK 239, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD, TO CONSIDER PROPOSING TO THE BOARD OF SUPERVISORS THE DESIGNATION OF THE ABOVE BUILDING AND THE PORTION OF THE SITE ON WHICH THAT BUILDING IS LOCATED AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.

APPROVED

RESOLUTION NO. 8417

Vote 5-0

2:00 P.M. (Cont)

5. LM78.12 - CONSIDERATION OF A. BOREL & COMPANY BUILDING AT 440 MONTGOMERY STREET, EAST SIDE BETWEEN CALIFORNIA AND SACRAMENTO STREETS, LOT 12 IN ASSESSOR'S BLOCK 239, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD TO CONSIDER PROPOSING TO THE BOARD OF SUPERVISORS THE DESIGNATION OF THE ABOVE BUILDING AND THE PORTION OF THE SITE ON WHICH THAT BUILDING IS LOCATED AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.

APPROVED RESOLUTION NO. 8418 Vote 5-0

3:00 P.M.

6. RS79.80 - REVIEW FOR CONSISTENCY WITH MASTER PLAN FOR 3321 17TH STREET, SOUTH SIDE BETWEEN MISSION AND VALENCIA STREETS, LOT 88 IN ASSESSOR'S BLOCK 3576, FOR 21-UNIT CONDOMINIUM CONVERSION SUBDIVISION.

APPROVED RESOLUTION NO. 8419 Vote 3-2

Voting Yes: Commissioners Christensen, Nakashima and Rosenblatt. Voting No: Commissioners Bierman and Starbuck. Absent: Commissioners Mignola and Dearman.

7. RS79.71 - REVIEW FOR CONSISTENCY WITH MASTER PLAN FOR 535 BURNETT AVENUE, EAST SIDE OPPOSITE VISTA LANE, SOUTH OF HOPKINS AVENUE, LOT 44 IN ASSESSOR'S BLOCK 2799, FOR 6-UNIT CONDOMINIUM CONVERSION SUBDIVISION.

APPROVED RESOLUTION NO. 8420 Vote 3-2

Voting Yes: Commissioners Christensen, Nakashima and Rosenblatt. Voting No: Commissioners Bierman and Starbuck. Absent: Commissioners Mignola and Dearman.

8. RS79.72 - REVIEW FOR CONSISTENCY WITH MASTER PLAN FOR 1242 SACRAMENTO STREET, NORTH SIDE BETWEEN TAYLOR AND JONES STREETS, A THROUGH LOT TO PLEASANT STREET, LOT 4A IN ASSESSOR'S BLOCK 221, FOR 6-UNIT CONDOMINIUM CONVERSION SUBDIVISION...

APPROVED RESOLUTION NO. 8421 Vote 3-2

Voting Yes: Commissioners Christensen, Nakashima and Rosenblatt. Voting No: Commissioners Bierman and Starbuck. Absent: Commissioners Mignola and Dearman.

3:00 P.M. (Cont)

9. RS79.79 - REVIEW FOR CONSISTENCY WITH MASTER PLAN FOR 1769-75 BROADWAY, SOUTH SIDE BETWEEN GOUGH AND FRANKLIN STREETS, LOTS 18 AND 20 IN ASSESSOR'S BLOCK 576, FOR 19-UNIT CONDOMINIUM CONVERSION SUBDIVISION.

APPROVED RESOLUTION NO. 8422 Vote 3-2

Voting Yes: Commissioners Christensen, Nakashima and Rosenblatt. Voting No: Commissioners Bierman and Starbuck. Absent: Commissioners Mignola and Dearman.

10. S79.2 - CONSIDERATION OF ABOLITION OF FRONT SETBACK AT 1577 10TH AVENUE, WEST SIDE BETWEEN KIRKAM AND LAWTON STREETS, LOT 16 IN ASSESSOR'S BLOCK 1856, PRESENTLY 10 FEET IN WIDTH.

APPROVED RESOLUTION NO. 8423 Vote 5-0

11. CU79.60 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 447 IRVING STREET, SOUTHEAST CORNER AT 7TH AVENUE, LOT 50 IN ASSESSOR'S BLOCK 1760, FOR REMOVAL OF 1980 TERMINATION DATE FOR NON-CONFORMING USE DRY CLEANERS.

APPROVED RESOLUTION NO. 8424 Vote 5-0

4:30 P.M.

12. CU79.66 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 154 COLERIDGE STREET, NORTHWEST SIDE BETWEEN VIRGINIA AND ESMERALDA STREETS, LOT 22 IN ASSESSOR'S BLOCK 5615, FOR 3 DWELLING UNITS ON LOT WITH AREA OF 4500 SQUARE FEET, WHEN 1500 SQUARE FEET IS REQUIRED PER UNIT IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.
(Continued from Meeting of November 1, 1979)

APPROVED RESOLUTION NO. 8425 Vote 4-1

VOTING Yes: Commissioners Bierman, Christensen, Nakashima and Rosenblatt. Voting No: Commissioner Starbuck. Absent: Commissioners Mignola and Dearman.

4:30 P.M. (Cont)

13. AMENDMENTS TO THE PLAN FOR THE NORTHEASTERN WATERFRONT, ADOPTED AS PART OF THE MASTER PLAN, RELATING TO LAND USES IN THE NORTH-EASTERN WATERFRONT SURVEY AREA, GENERALLY BETWEEN PIERS 7 AND 46, TO CONFORM TO PROPOSALS OF THE NORTHEASTERN WATERFRONT ADVISORY COMMITTEE.

(Continued to December 13, 1979)

Vote 5-0

14. 1201 - 19TH AVENUE, SOUTH WEST CORNER OF LINCOLN WAY, LOT 1 IN ASSESSOR'S BLOCK 1731; DETERMINATION BY THE CITY PLANNING COMMISSION, IF ITS AUTHORIZATION FOR A CONDITIONAL USE RESTAURANT UNDER RESOLUTION NO. 7534 APPROVED ON AUGUST 5, 1976 INCLUDED APPROVAL OF A DANCE AREA AND LIVE ENTERTAINMENT SUBJECT TO NECESSARY APPROVAL AT A SUBSEQUENT DATE OF PERMITS UNDER THE JURISDICTION OF THE POLICE DEPARTMENT. CURRENTLY, PERMITS FOR A DANCE HALL KEEPER AND PLACE OF ENTERTAINMENT ARE PENDING AT THE POLICE DEPARTMENT, AND BUILDING PERMIT APPLICATION NO. 7909076 FOR ALTERATIONS TO THE BUILDING UNDER CONSTRUCTION AT 1201 - 19TH AVENUE IS PENDING AT THE DEPARTMENT OF CITY PLANNING.

(Continued from the meetings of October 18 and 25, 1979)

It was moved by Commissioner Nakashima and seconded by Commissioner Bierman to have a new conditional use hearing calendered for December 13, 1979, to have revoked permits which would violate conditions of the conditional use of 1976 and to have the Zoning Administrator report to the Police Department that the Code does not allow a Dance Hall/Place of Entertainment at 1201 19TH Avenue. The motion was passed by a 5-0 vote. Absent: Commissioners Dearman and Mignola.

15. DR79.22 - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NOS. 7903899-7903894; SIX SINGLE-FAMILY DWELLINGS: WEST SIDE OF ANDERSON STREET, SOUTH OF CRESCENT STREET, LOTS 17-22 IN ASSESSOR'S BLOCK 5811; EACH ONE STORY OVER GARAGE, TWO PARKING SPACES, APPROXIMATELY 10,650 TOTAL SQUARE FEET.

(Continued from the Meeting of November 8, 1979)

APPROVED

RESOLUTION NO. 8428

Vote 5-0

4:30 P.M. (Cont)

16. ZM79.33 - CONSIDERATION OF A RESOLUTION TO APPROVE A PROPOSAL INITIATED BY THE BOARD OF SUPERVISORS TO RECLASSIFY PROPERTY AT 2230 THROUGH 2296 GEARY BOULEVARD, NORTH SIDE BETWEEN BRODERICK AND DIVISADERO STREETS, LOTS 3-5, 5A, 6-9, 9A, 10-12 IN ASSESSOR'S BLOCK 1079 FROM AN RM-1 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT TO A C-2 (COMMUNITY BUSINESS) DISTRICT.
(Continued from the Meeting of November 8, 1979)

APPROVED RESOLUTION NO. 8426 Vote 4-0

Voting Yes; Commissioners Bierman, Christensen, Nakashima, Rosenblatt. Voting No: Commissioners Starhuck. Absent: Commissioners Mignola and Dearman.

17. ZM79.51 - CONSIDERATION OF A RESOLUTION TO DISAPPROVE A PROPOSAL INITIATED BY THE BOARD OF SUPERVISORS TO RECLASSIFY PROPERTY AT 2801 THROUGH 2867 SACRAMENTO STREET, SOUTH SIDE BETWEEN SCOTT AND DIVISADERO STREETS, LOTS 1 AND 21-26 IN ASSESSOR'S BLOCK 1026 FROM AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT TO AN RM-2, (MIXED RESIDENTIAL, MODERATE DENSITY) DISTRICT.
(Continued from the Meeting of November 8, 1979)

DISAPPROVED RESOLUTION NO. 8427 Vote 4-1

Voting Yes: Commissioners Bierman, Christensen, Rosenblatt and Starbuck. Voting No: Commissioner Nakashima. Absent: Commissioners Mignola and Dearman.

18. ZT79.2 - CONSIDERATION OF A RESOLUTION APPROVING A TEXT AMENDMENT INITIATED BY THE BOARD OF SUPERVISORS TO AMEND SECTION 205.1 OF THE CITY PLANNING CODE TO ALLOW AS A TEMPORARY 60-DAY USE OF PROPERTY IN RESIDENTIAL AND COMMERCIAL DISTRICTS THE OPEN AIR SALE OF AGRICULTURALLY-PRODUCED SEASONAL DECORATIONS, INCLUDING, BUT NOT NECESSARILY LIMITED TO, CHRISTMAS TREES AND HALLOWEEN PUMPKINS.
(Continued from the Meeting of November 8, 1979)

ERRONOUSLY CALENDERED - NO ACTION TAKEN.

Adjournment: 9:30 p.m.

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11/29/79

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
THURSDAY
NOVEMBER 29, 1979
ROOM 282, CITY HALL
1:00 P.M.

DOCUMENTS DEPT.

JUN 9 1980

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PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Christensen, Dearman, Mignola, Nakashima, Rosenblatt and Starbuck.

APPROVAL OF THE MINUTES

Minutes of the regular Meeting of September 6, 1979, were approved 5-0.

1:00 P.M.

1. Current Matters

A. Director's Report

Robert Passmore, Assistant Director of Planning, reported that the Department was holding two (2) building permit applications for remodelling and one for new construction at Children's Hospital. He asked and the Commission agreed that the Department should be permitted to approve the two applications for remodelling and hold the application for new construction, until additional information was provided.

B. Commissioners' Questions and Matters

1:30 P.M.

2. CONSIDERATION OF A RESOLUTION ENDORSING THE GREAT HIGHWAY NORTH OF LINCOLN WAY CONCEPTUAL PLAN.

APPROVED RESOLUTION NO. 8429

VOTE: 6-0

NO: Starbuck

2:00 P.M.

3. CU79.13 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT PIER 1 OR PIER 3, THE EMBARCADERO, EAST OF WASHINGTON AND JACKSON STREETS, LOT 1 or 3 IN ASSESSOR'S BLOCK 9900, FOR PERMANENT MOORING OF THE "DELTA KING" SHIP TO PROVIDE NON-MARITIME RETAIL, SERVICE AND OFFICE USES IN A C-2 (COMMUNITY BUSINESS) DISTRICT.

(Continued from the Regular Meeting of November 1, 1979)

(Continued to January 10, 1980)

Vote 7-0

2:00 P.M. (Cont)

4. CU79.51 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT PIER 1 OR PIER 3, THE EMBARCADERO, EAST OF 1 OR 3 IN ASSESSOR'S BLOCK 9900, FOR MOORING OF THE "FRESNO" SHIP TO PROVIDE NON-MARITIME RETAIL, SERVICE AND OFFICE USES IN THE NORTHERN WATERFRONT SPECIAL USE DISTRICT NO. 1, IN A C-2 (COMMUNITY BUSINESS) DISTRICT.
(Continued from the Regular Meeting of November 1, 1979)
(Continued to January 10, 1980) Vote 7-0

2:30 P.M.

5. RS79.76 - REVIEW FOR CONSISTENCY WITH MASTER PLAN FOR 720 PRESIDIO AVENUE, EAST SIDE BETWEEN BUSH AND SUTTER STREETS, LOT 14 IN ASSESSOR'S BLOCK 1055, FOR 6-UNIT CONDOMINIUM SUBDIVISION.

APPROVED RESOLUTION NO. 8430 Vote 6-0
ABSTAIN: Ina Dearman

6. RS79.80 - REVIEW FOR CONSISTENCY WITH MASTER PLAN FOR 455 UPPER TERRACE, NORTH SIDE AT MOUNT OLYMPUS, LOTS 10 AND 11 IN ASSESSOR'S BLOCK 2629A, FOR 6-UNIT CONDOMINIUM CONVERSION SUBDIVISION.

APPROVED RESOLUTION NO. 8431 Vote 4-2
NO: Bierman, Starbuck
ABSTAIN: Dearman

7. RS79.82 - REVIEW FOR CONSISTENCY WITH MASTER PLAN FOR 720 POWELL STREET, EAST SIDE BETWEEN CALIFORNIA AND PINE STREETS, LOT 14 IN ASSESSOR'S BLOCK 256, FOR 10-UNIT CONDOMINIUM CONVERSION SUBDIVISION.

APPROVED RESOLUTION NO. 8432 Vote: 4-3
NO: Bierman, Dearman & Starbuck

8. RS79.83 - REVIEW FOR CONSISTENCY WITH MASTER PLAN FOR 730 POWELL STREET, EAST SIDE BETWEEN CALIFORNIA AND PINE STREETS, LOT 15 IN ASSESSOR'S BLOCK 256, FOR 18-UNIT CONDOMINIUM CONVERSION SUBDIVISION.

APPROVED RESOLUTION NO. 8433 Vote: 4-3
NO: Bierman, Dearman & Starbuck

9. RS79.47 - REVIEW FOR CONSISTENCY WITH MASTER PLAN AND JOINT PUBLIC HEARING WITH THE DIRECTOR OF PUBLIC WORKS FOR 1895 PACIFIC AVENUE, SOUTH-WEST CORNER AT GOUGH STREET, LOT 42 IN ASSESSOR'S BLOCK 593, FOR 29-UNIT CONDOMINIUM CONVERSION SUBDIVISION.

(Continued from the Regular Meeting of October 18, 1979)
NOTE: Applicant has withdrawn application from the Department of Public Works.
NO ACTION TAKEN

3:00 P.M.

10. R79.18 - SIDEWALK NARROWING ON WEST SIDE OF POWELL STREET, NORTHERLY OF SUTTER STREET TO PROVIDE TRUCK DELIVERY BAY.

PASSED MOTION TO AUTHORIZE DIRECTOR TO REPORT CONSISTENCY Vote: 6-0
ABSENT: Mignola

11. R79.33 - LEASE OF PROPERTY ON TWIN PEAKS BOULEVARD AT CHRISTMAS TREE POINT, PORTION OF ASSESSOR'S BLOCK 2719C, FOR A SOUVENIR GIFT SHOP.

PASSED MOTION TO AUTHORIZE DIRECTOR TO REPORT NON-CONSISTENCY
Vote: 6-0
ABSENT: Mignola

12. R79.39 - REVOCABLE ENCROACHMENT PERMIT OR STREET VACATION ON 18TH AVENUE, NORTH OF LAKE STREET, IN ORDER TO OCCUPY THE UNDEVELOPED PORTION OF 18TH AVENUE WITH A BRIDGE STRUCTURE OR STAIRWAY FOR ACCESS TO PROPERTY BETWEEN 18TH AND 17TH AVENUES, LOTS 15 AND 19 IN ASSESSOR'S BLOCK 1341.

(Continued to January 10, 1980)

Vote: 7-0

3:30 P.M.

13. DR79.26 - CONSIDERATION OF DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO 7910158, AT 544 CASTRO STREET, BETWEEN 18TH AND 19TH STREETS, LOT 7 IN ASSESSOR'S BLOCK 2695, FOR A RESTAURANT.

PASSED MOTION TO TAKE DISCRETIONARY REVIEW Vote: 7-0

14. DR79.26 - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 7910158, AT 544 CASTRO STREET, BETWEEN 18TH AND 19TH STREETS, LOT 7 IN ASSESSOR'S BLOCK 2695, FOR A RESTAURANT.

APPROVED/CONDITIONS RESOLUTION NO. 8434 Vote: 7-0

15. DR79.27 - CONSIDERATION OF DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NOS. 7901830, 7901831 AND 7901832 AT 774, 778 AND 782 PANORAMA DRIVE, NORTH SIDE BETWEEN CLARENDON AND DELBROOK AVENUES, LOTS 31-33 IN ASSESSOR'S BLOCK 2788, FOR THREE ONE-FAMILY DWELLINGS.

CONTINUED INDEFINITELY Vote: 7-0

16. DR79.27 - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NOS. 7901830, 7901831 AND 7901832 AT 774, 778 AND 783 PANORAMA DRIVE, NORTH SIDE BETWEEN CLARENDON AND DELBROOK AVENUES, LOT 31-11 IN ASSESSOR'S BLOCK 2788, FOR THREE ONE-FAMILY DWELLINGS.

NO ACTION TAKEN.

4:00 P.M.

17. ZM79.46 - REQUEST FOR RECLASSIFICATION OF 4-20 OCTAVIA STREET AND 1780 MARKET STREET, NORTHEAST CORNER, LOT 11 IN ASSESSOR'S BLOCK 3503, FROM RM-2 (MIXED RESIDENTIAL, MODERATE DENSITY) AND C-2 (COMMUNITY BUSINESS) DISTRICT, THE LATTER INITIATED, FOR AN RC-2 (RESIDENTIAL-COMMERCIAL COMBINED, MODERATE DENSITY) DISTRICT, TO A C-M (HEAVY COMMERCIAL) DISTRICT TO PERMIT STORAGE OF U-HAUL TRUCKS AND VEHICLES.

DISAPPROVED

RESOLUTION NO. 8435

Vote: 7-0

18. EE79.381 - APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR THE RECLASSIFICATION OF PROPERTY AT 2115-2145 19TH AVENUE AND 1021 QUINTARA, LOTS 1, 31, 33-34 AND 37 IN ASSESSOR'S BLOCK 2198. PROPOSAL INITIATED BY THE BOARD OF SUPERVISORS TO RECLASSIFY THE AREA FROM RH-2 TO C-1.

(Continued from the Regular Meeting of November 15, 1979)

APPEAL WITHDRAWN - NO ACTION TAKEN

19. ZM79.34 - PROPOSAL INITIATED BY THE BOARD OF SUPERVISORS TO RECLASSIFY PROPERTY AT 2115-2145 19TH AVENUE AND 1021 QUINTARA STREET AT THE SOUTHWEST CORNER OF 19TH AND QUINTARA, LOTS 1, 31, 33-34 AND 37 IN ASSESSOR'S BLOCK 2198 FROM AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT TO A C-1 (NEIGHBORHOOD SHOPPING) district.

DISAPPROVED

RESOLUTION NO. 8436

Vote: 7-0

20. ZM79.27 - PROPOSAL INITIATED BY THE BOARD OF SUPERVISORS TO RECLASSIFY PROPERTY AT 3580 CALIFORNIA STREET, NORTHEAST CORNER OF SPRUCE STREET, LOTS 5A AND 19 IN ASSESSOR'S BLOCK 1018 FROM AN RM-1 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT TO A C-1 (NEIGHBORHOOD SHOPPING) DISTRICT.

DISAPPROVED

RESOLUTION NO. 8437

Vote: 7-0

Adjournment.

SF
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#21

12/6/79

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
THURSDAY
DECEMBER 6, 1979
ROOM 282, CITY HALL
1:00 P.M.

DOCUMENTS DEPT.

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PRESENT: Commissioners Bierman, Boas, Dearman, Nakashima,
Rosenblatt and Sklar.

ABSENT: Commissioner Starbuck.

APPROVAL OF THE MINUTES

Minutes of the Regular Meeting of November 8, 1979.

1:00 P.M.

1. Current Matters

A. Director's Report

Informational presentation of revised plans for condominiums
(Block F) in Levi's Plaza project and Status Report on
other project matters.

No Action taken.

B. Commissioners' Questions and Matters

Status Report on the final proposal of the International
Hotel Advisory Committee.

No Action taken.

1:30 P.M.

2. CONSIDERATION OF RESOLUTION OF INTENTION TO INITIATE RECLASSIFI-
CATION OF THE 65-D-2 HEIGHT AND BULK DISTRICT ON THE NORTH SIDE
OF WASHINGTON STREET BETWEEN BATTERY AND KEARNEY STREETS TO A
65-D HEIGHT AND BULK DISTRICT, AND THE DELETION OF SECTION 263.1
OF THE CITY PLANNING CODE.

(Continued from the Regular Meeting of October 11, 1979)

Passed motion to continue indefinitely.

Vote 6-0

Absent: Commissioner Starbuck

SUMMARIES OF THE REGULAR MEETING

DECEMBER 6, 1979

1:30 P.M. (Cont)

3. DR79.25 - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 7907956 TO REBUILD ONE STORY OF A FORMER FIVE-STORY COMMERCIAL BUILDING HEAVILY DAMAGED BY FIRE AT 1055 MARKET STREET, BETWEEN 6TH AND 7TH STREETS; LOT 66 IN ASSESSOR'S BLOCK 3703.

Approved Resolution 8438 Vote 6-0
Absent: Commissioner Starbuck

4. DR79.23 - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 7910686 FOR A SIX-STORY OFFICE BUILDING AT ONE VAN NESS AVENUE AT THE NORTHWEST CORNER OF VAN NESS AND MARKET STREET, PURSUANT TO THE RESOLUTION NO. 6111.

Passed motion to continue to December 13, 1979.
Vote 5-0
Absent: Commissioner Starbuck
Abstained: Commissioner Mignola

5. CONSIDERATION OF RESOLUTION OF INTENTION TO AMEND THE ZONING MAP AND CITY PLANNING CODE IN ORDER TO ESTABLISH A SPECIAL USE DISTRICT ENCOMPASSING ALL OF THE C-3 (DOWNTOWN) ZONING DISTRICT AND PORTIONS OF THE ADJACENT C-2 (COMMUNITY COMMERCIAL) AND C-M (HEAVY COMMERCIAL) ZONING DISTRICTS: GENERALLY BOUNDED ON THE EAST BY THE GOLDEN GATEWAY AND EMBARCADERO CENTER PROJECTS, ON THE SOUTH BY FOLSOM STREET AND THE CENTRAL FREEWAY, ON THE WEST BY THE CENTRAL FREEWAY BETWEEN MARKET AND McALLISTER STREETS AND BY VAN NESS AVENUE BETWEEN McALLISTER AND CLAY STREETS, AND ON CLAY STREET BETWEEN VAN NESS AVENUE AND LARKIN STREET, BY EDDY STREET BETWEEN LARKIN BETWEEN POWELL AND FRONT STREETS, WHICH BOUNDARIES ARE SPECIFICALLY SHOWN ON A MAP OF THE PROPOSED DISTRICT ON DISPLAY AT THE DEPARTMENT OF CITY PLANNING; IN WHICH DISTRICT APPROVAL OF A CONDITIONAL USE APPLICATION WOULD BE REQUIRED BEFORE A BUILDING PERMIT COULD BE ISSUED FOR A NEW BUILDING OR EXPANSION OF AN EXISTING BUILDING THAT WOULD RESULT IN A FLOOR AREA RATIO GREATER THAN 7 TO 1, OR REDUCTION OF SUNLIGHT IN CERTAIN PUBLIC AND PRIVATE PARKS, PLAZAS AND OPEN SPACES, OR THE NET LOSS OF MORE THAN FIVE DWELLING UNITS.

Passed motion to continue to January 3, 1980.
Vote 6-0
Absent: Commissioner Starbuck

SUMMARIES OF THE REGULAR MEETING

DECEMBER 6, 1979

2:30 P.M.

6. RS79.87 - REVIEW FOR CONSISTENCY WITH MASTER PLAN AND JOINT PUBLIC HEARING WITH THE DIRECTOR OF PUBLIC WORKS FOR BLOCK BOUNDED BY VAN NESS AND GOLDEN GATE AVENUES, AND FRANKLIN AND TURK STREETS (OPERA PLAZA), ASSESSOR'S BLOCK 762, FOR 464-UNIT CONDOMINIUM SUBDIVISION.

Passed Resolution 8439 Vote 6-0
Absent: Commissioner Starbuck

3:00 P.M.

7. CU79.77 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 826-28 - 30TH AVENUE, EAST SIDE BETWEEN CABRILLO AND FULTON STREETS, LOT 30 IN ASSESSOR'S BLOCK 1672, FOR CONVERSION OF TWO-FAMILY HOUSE TO RELIGIOUS GROUP HOUSING FOR 10 PERSONS, IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

Approved Resolution 8440 Vote 6-0
Absent: Commissioner Starbuck

8. CU79.79 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 2401-05 BUSH STREET, SOUTHWEST CORNER AT PIERCE STREET, LOT 1 IN ASSESSOR'S BLOCK 680, FOR REMOVAL OF 1980 TERMINATION DATE FOR NONCONFORMING USE AUTOMOBILE REPAIR GARAGE, IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.

Approved Resolution 8441 Vote 6-0
Absent: Commissioner Starbuck

9. CU79.65 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 2835 - 26TH STREET, SOUTH SIDE, INTERIOR PORTION OF BLOCK BOUNDED BY HAMPSHIRE, ARMY AND YORK STREETS, LOT 3 IN ASSESSOR'S BLOCK 4334, FOR REMOVAL OF 1980 TERMINATION DATE FOR NONCONFORMING USE STORAGE AND OFFICE FACILITY, IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

Disapproved Resolution 8442 Vote 4-2
Absent: Commissioner Starbuck
Voting No: Commissioners Christensen and Mignola

SUMMARIES OF THE REGULAR MEETING

DECEMBER 6, 1979

3:30 P.M. (Cont)

10. CU79.86 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 1112-18 SHOTWELL STREET, WEST SIDE BETWEEN 25TH AND 26TH STREETS, A THROUGH LOT TO VIRGIL STREET, LOT 2 IN ASSESSOR'S BLOCK 6526, FOR ADDITION OF FIFTH AND SIXTH DWELLING UNITS ON LOT WITH AREA OF 6900 SQUARE FEET, WHEN 1000 SQUARE FEET IS REQUIRED PER DWELLING UNIT, IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.

Approved Resolution 8443 Vote 6-0
Absent: Commissioner Starbuck

4:00 P.M.

11. ZM79.48 - REQUEST FOR RECLASSIFICATION OF PROPERTY AT 3569 - 20TH STREET, SOUTH SIDE BETWEEN MISSION AND CAPP STREETS, LOT 30 IN ASSESSOR'S BLOCK 3610, FROM RM-1 (MIXED RESIDENTIAL, LOW DENSITY) TO C-2 (COMMUNITY BUSINESS) DISTRICT.

Disapproved Resolution 8444 Vote 6-0
Absent: Commissioner Starbuck

12. CU79.85 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 1555 PACIFIC AVENUE, SOUTH SIDE BETWEEN POLK AND LARKIN STREETS, LOT 33 IN ASSESSOR'S BLOCK 596, TO ADD 1000 SQUARE FEET OF OFFICE SPACE ABOVE THE GROUND FLOOR IN AN RC-2 (RESIDENTIAL-COMMERCIAL COMBINED, MODERATE DENSITY) DISTRICT.

NOTE: THIS HEARING REQUIRES CONTINUATION TO PROVIDE PUBLIC NOTICE FOR ADDITION OF 858 SQUARE FEET AND LEGALIZATION OF 3927 SQUARE FEET OF OFFICE SPACE ABOVE THE GROUND STORY.

Passed motion to continue to January 10, 1980
Vote 6-0
Absent: Commissioner Starbuck

SUMMARIES OF THE REGULAR MEETING

DECEMBER 6, 1979

4:00 P.M. (Cont)

13. CU79.87 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 22 AND 101-03 LOWER TERRACE, BETWEEN SATURN AND LEVANT STREETS, LOT 22A IN ASSESSOR'S BLOCK 2626 AND LOT 1 IN ASSESSOR'S BLOCK 2627, FOR LEGALIZATION OF THIRD UNIT ON LOT WITH AREA OF 5650 SQUARE FEET, WHEN 1500 SQUARE FEET IS REQUIRED PER DWELLING UNIT, AND ADDITION OF THIRD PARKING SPACE TO ACCESSORY COMMUNITY GARAGE, IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

Passed motion to continue indefinitely.

Vote 6-0

Absent: Commissioner Starbuck

14. CU79.88 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 224-26 LOUISBURG STREET, NORTH SIDE BETWEEN NIAGARA AND MOUNT VERNON AVENUES, LOT 3 IN ASSESSOR'S BLOCK 7023, FOR CREATION OF TWO LOTS WITH 22-FOOT WIDTHS, WHEN 25-FOOT WIDTHS ARE GENERALLY REQUIRED, IN AN RH-1 (HOUSE, ONE-FAMILY) DISTRICT.

Disapproved Resolution 8445 Vote 4-2

Absent: Commissioner Starbuck

Voting No: Commissioners Christensen and Nakashima

15. DR79.28 - CONSIDERATION OF DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NOS. 7910865 AND 7803257 FOR MODIFICATIONS TO A SINGLE-FAMILY DWELLING UNDER CONSTRUCTION AT 150 GLENBROOK AVENUE.

Passed motion to continue to December 13, 1979.

Vote 5-0

Absent: Commissioners Dearman and Starbuck

Adjournment.

SF
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#21

12/13/79

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
THURSDAY
DECEMBER 13, 1979
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

JUN 1980

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PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Dearman, Anne Kronenberg,
Nakashima, Rosenblatt, Starbuck and Wallace Wortman

12:00 NOON

FIELD TRIP - The Members of the Commission and Staff departed from
100 Larkin Street at 12:00 Noon, to take a field trip
to visit sites of December zoning cases.

APPROVAL OF THE MINUTES

The minutes of the Regular Meeting of November 8, 1979 were
approved unanimously. VOTE 4-0

1:30 P.M.

1. CURRENT MATTERS

A. Director's Report

Consideration of Initiation to consider modification to
conditions established under City Planning Commission
Resolution No. 7765 for mooring of the Santa Rosa, an
Historic Vessel, for non-maritime activities, at Pier 1,
north side, east of The Embarcadero.

APPROVED RESOLUTION 8446 VOTE 7-0

B. Commissioners' Questions and Matters

With respect of Journalist Gerald Adams of the San Francisco
Examiner, Commissioner Starbuck introduced a draft resolu-
tion containing the following "Resolved" clause: "THEREFORE
BE IT RESOLVED, That the San Francisco City Planning
Commission does hereby commend and congratulate Mr. Adams
for his seemingly unlimited tolerance for lengthy and often
confusing public hearings, his excellent reporting ability
and his numerous contributions to public awareness and
knowledge."

Approval of the draft resolution was moved by Commissioner
Starbuck, seconded by Commissioner Dearman and passed
unanimously as City Planning Commission Resolution No. 8447.

1:30 P.M. (Cont)

In the Context of the Subdivision Code and Condominium Conversion Subdivisions, the Commission instructed the staff to seek a formal opinion, from the City Attorney, asking if there was a minimum period beyond which a conversion application could be heard after initial withdrawal where there were reasons to suspect violation of Section 1394 of the Subdivision Code.

With respect to the Department efforts related to the 1980 Census, President Rosenblatt asked that a Status Report be calendared for January of 1980.

APPROVED. RESOLUTION 8447. VOTE 7-0

2. Amendments to the PLAN FOR THE NORTHEASTERN WATERFRONT, adopted as part of the Master Plan, relating to land uses in the Northeastern Waterfront Survey Area, generally between Piers 7 and 46, to conform to proposals of the Northeastern Waterfront Advisory Committee.

(Continued from the meeting of November 15, 1979)

Passed motion to continue to January 10, 1980. VOTE 7-0

3. DR79.23 - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 7910686 FOR A 6-STORY OFFICE BUILDING AT ONE VAN NESS AVENUE AT THE NORTHWEST CORNER OF VAN NESS AND MARKET STREET, PURSUANT TO THE RESOLUTION NO. 6111. (Continued from the meeting of December 6, 1979)

Application withdrawn. No Action taken.

2:00 P.M.

4. CU79.100 - CONSIDERATION OF CONDITIONAL USE AT 1201 - 19TH AVENUE, SOUTHWEST CORNER AT LINCOLN WAY, LOT 1 IN ASSESSOR'S BLOCK 1731, TO MODIFY CONDITIONS AND TO CLARIFY PRIOR STIPULATIONS ESTABLISHED A RESTAURANT, OR TO REVOKE OR SUSPEND SAID AUTHORIZATION FOR A RESTAURANT, IN AN RM-2 (MIXED RESIDENTIAL, MODERATE DENSITY) DISTRICT.

APPROVED RESOLUTION 8448 VOTE 7-0

SUMMARIES OF THE REGULAR MEETING

DECEMBER 13, 1979

3:00 P.M.

5. ZM79.18 - CONSIDERATION OF RECLASSIFICATION OF PROPERTY AND
ZT79.5 AMENDMENT OF CITY PLANNING CODE CONCERNING PROPERTY
AT THE FORMER SUTRO BATHS SITE, NORTH OF POINT LOBOS
AVENUE, LOT 21 IN ASSESSOR'S BLOCK 1313, TO ESTABLISH
A SPECIAL USE DISTRICT TO REQUIRE CONDITIONAL USE
AUTHORIZATION FOR ALL USES, A BUILDING HEIGHT LIMITA-
TION TO 40 FEET ABOVE GRADE AT ANY POINT, AND LIMITA-
TION OF SITE AREA ON WHICH BUILDINGS OR IMPROVEMENTS
MAY BE LOCATED, IN A C-2 (COMMUNITY BUSINESS) DISTRICT.

Passed motion to continue to February 21, 1980.
VOTE 7-0

3:30 P.M.

6. RS79.85 - REVIEW FOR CONSISTENCY WITH MASTER PLAN FOR 953
CLAYTON STREET, WEST SIDE BETWEEN PARNASSUS AVENUE
AND 17TH STREET, LOT 7 IN ASSESSOR'S BLOCK 1279, FOR
6-UNIT CONDOMINIUM CONVERSION SUBDIVISION.

Passed motion to continue to December 20, 1979.
VOTE 7-0

7. RS79.80 - REVIEW FOR CONSISTENCY WITH MASTER PLAN FOR 100 PARKER
AVENUE, SOUTHEAST CORNER AT EUCLID AVENUE, LOT 48
IN ASSESSOR'S BLOCK 1065, FOR 15-UNIT CONDOMINIUM
CONVERSION SUBDIVISION.

APPROVED RESOLUTION 8449 VOTE 4-3
Voting No: Commissioners Bierman, Dearman and
Starbuck

8. RS79.91 - REVIEW FOR CONSISTENCY WITH MASTER PLAN FOR 1845
LEAVENWORTH STREET, WEST SIDE, AND 1111-39 GREEN
STREET, SOUTH SIDE, LOTS 3, 4, 20 AND 21 IN ASSESSOR'S
BLOCK 125, FOR 22-UNIT CONDOMINIUM CONVERSION SUB-
DIVISION.

Application withdrawn. No Action taken.

9. RS79.92 - REVIEW FOR CONSISTENCY WITH MASTER PLAN FOR 2211
CALIFORNIA STREET, SOUTH SIDE BETWEEN BUCHANAN AND
WEBSTER STREETS, LOT 35 IN ASSESSOR'S BLOCK 652, FOR
27-UNIT CONDOMINIUM CONVERSION SUBDIVISION.

APPROVED RESOLUTION 8450 VOTE 4-2
Voting No: Commissioners Bierman and Starbuck
Absent: Commissioner Dearman

SUMMARIES OF THE REGULAR MEETING

DECEMBER 13, 1979

3:30 P.M. (Cont)

10. RS79.99 - REVIEW FOR CONSISTENCY WITH MASTER PLAN FOR 3436 CLAY STREET, NORTH SIDE BETWEEN WALNUT AND LAUREL STREETS, LOT 8 IN ASSESSOR'S BLOCK 996, FOR 6-UNIT CONDOMINIUM CONVERSION SUBDIVISION.

APPROVED RESOLUTION 8451 VOTE 4-2
Voting No: Commissioners Bierman and Starbuck
Absent: Commissioner Dearman

4:30 P.M.

11. CU79.71 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 3901 CALIFORNIA STREET, SOUTHWEST CORNER AT ARGUELLO BOULEVARD, LOT 46 IN ASSESSOR'S BLOCK 1361, TO REMOVE 1980 TERMINATION DATE FROM NON-CONFORMING USE SERVICE STATION, IN AN RM-2 (MIXED RESIDENTIAL, MODERATE DENSITY) DISTRICT.

Passed motion of intent to approve a five (5) year extension and instructed the staff to return, on December 20, 1979, with a formal resolution.

VOTE 4-2

Voting No: Commissioners Kronenberg and Starbuck
Absent: Commissioner Dearman

12. CU79.72 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 1700 FELL STREET, NORTHWEST CORNER AT MASONIC AVENUE, LOT 6 IN ASSESSOR'S BLOCK 1209, TO REMOVE 1980 TERMINATION DATE FROM NON-CONFORMING USE SERVICE STATION, IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.

Passed motion of intent to approve a five (5) year extension and instructed the staff to return, on December 20, 1979, with a formal resolution.

VOTE 4-2

Voting No: Commissioners Kronenberg and Starbuck
Absent: Commissioner Dearman

SUMMARIES OF THE REGULAR MEETING

DECEMBER 13, 1979

4:30 P.M. (Cont)

13. CU79.73 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 796 SOUTH VAN NESS AVENUE, NORTHWEST CORNER AT 19TH STREET, LOT 10 IN ASSESSOR'S BLOCK 3590, TO REMOVE 1980 TERMINATION DATE FROM NON-CONFORMING USE SERVICE STATION, IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.

Passed motion of intent to approve a five (5) year extension and instructed the staff to return, on December 20, 1979, with a formal resolution.
VOTE 4-2

Voting No: Commissioners Kronenberg and Starbuck
Absent: Commissioner Dearman

14. CU79.74 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 501 MONTEREY BOULEVARD, SOUTHWEST CORNER AT EDNA STREET, LOT 1 IN ASSESSOR'S BLOCK 3116, TO REMOVE 1980 TERMINATION DATE FROM NON-CONFORMING USE SERVICE STATION, IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

Passed motion of intent to approve a five (5) year extension and instructed the staff to return, on December 20, 1979, with a formal resolution.
VOTE 4-2

Voting No: Commissioners Kronenberg and Starbuck
Absent: Commissioner Dearman

15. CU79.76 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 101 FARALLONES STREET, SOUTHWEST CORNER AT PLYMOUTH AVENUE, LOT 1 IN ASSESSOR'S BLOCK 7107, TO REMOVE 1980 TERMINATION DATE FROM NON-CONFORMING USE SERVICE STATION, IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

Passed motion of intent to approve a five (5) year extension and instructed the staff to return, on December 20, 1979, with a formal resolution.
VOTE 5-1

Voting No: Commissioner Starbuck
Absent: Commissioner Dearman

SUMMARIES OF THE REGULAR MEETING

DECEMBER 13, 1979

4:30 P.M. (Cont)

16. DR79.28 - CONSIDERATION OF DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NOS. 7910865 AND 7803257 FOR MODIFICATIONS TO A SINGLE-FAMILY DWELLING UNDER CONSTRUCTION AT 150 GLENBROOK AVENUE.

Passed motion to continue indefinitely.
VOTE 7-0

17. CONSIDERATION OF ADOPTION OF THE PRELIMINARY PLAN FOR THE BAYVIEW INDUSTRIAL TRIANGLE REDEVELOPMENT PROJECT.

Passed motion to continue to December 20, 1979.
VOTE 7-0

Adjournment: 8:15 p.m.

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